

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lincoln/Fairview Historic District

other names/site number _____

2. Location

street & number Roughly bounded by W. Kanessville Blvd., Oakland Ave., Fairview Cemetery and N. 1st St. N/A ☐ not for publication

city or town Council Bluffs

N/A ☐ vicinity

state Iowa code IA county Pottawattamie code 155 zip code 51503

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ see continuation sheet for additional comments).

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the National Register.

☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:) _____

Signature of the Keeper _____

Date of Action _____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
268	53	buildings
2	0	sites
2	0	structures
2	0	objects
274	53	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

RELIGION/religious facility/church

FUNERARY/cemetery

RECREATION/CULTURE/monument

INDUSTRY/waterworks

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

RELIGION/religious facility/church

FUNERARY/cemetery

RECREATION/CULTURE/monument

INDUSTRY/waterworks

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th AND 20th C. REVIVALS

LATE 19th AND 20th C. AMERICAN MOVEMENTS

LATE VICTORIAN

MID-19TH CENTURY/Gothic Revival

Materials

(Enter categories from instructions)

foundation STONE

walls WOOD

STONE

roof ASPHALT

other BRICK

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Lincoln/Fairview Historic District
Name of Property

Pottawatt County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☒ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☒ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1846-1956

Significant Dates

1846

1864

1911

Significant Person

(Complete if Criterion B is marked above)

Woodward, John G.

Cultural Affiliation

Architect/Builder

Jensen, J. Chris

Schoentgen, Edward P.

Lincoln/Fairview Historic District
Name of Property

Pottawattamie County, Iowa
County and State

10. Geographical Data

Acreage of Property 88 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	[1][5]	[2][6][1][4][4][7]	[4][5][7][2][9][4][1]	2	[1][5]	[2][6][1][2][4][0]	[4][5][7][2][9][4][4]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1][5]	[2][6][1][2][2][3]	[4][5][7][2][5][4][3]	4	[1][5]	[2][6][1][1][2][8]	[4][5][7][2][5][4][3]
							<input type="checkbox"/> See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Leah D. Rogers/Member

organization Tallgrass Historians L.C. date July 31, 2006

street & number 2460 S. Riverside Drive telephone 319-354-6722

city or town Iowa City state IA zip code 52246

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name see continuation sheets

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 1**Lincoln/Fairview Historic District
Pottawattamie County, IA****Narrative Description**

The Lincoln/Fairview Historic District is a predominantly residential district located along the south-facing hillside of a high loess bluff, which overlooks the early historic settlement area of the City of Council Bluffs in Pottawattamie County, Iowa. The historic district is labeled "Lincoln/Fairview" because key components of its history and development were tied to the establishment of Fairview Cemetery on this high blufftop in the earliest days of historic settlement in the city and to the commemoration of Abraham Lincoln's visit to Council Bluffs when he was deciding upon the eastern terminus of the Union Pacific Railroad. Reportedly, Lincoln stood on this high blufftop to get the best view of Missouri River valley below in making his decision to locate the terminus in Council Bluffs. In 1911, the Daughters of the American Revolution (D.A.R.) erected a monument on the blufftop edge within the district to memorialize this event and its importance to the development of Council Bluffs and the settlement of the west. In addition to the entirety of Fairview Cemetery and the site of the Lincoln Monument, the Lincoln/Fairview Historic District encompasses portions of a number of streets that descend the hillside below the cemetery. The roughly north-south streets include: North 1st Street, Elder Street, North 2nd Street, and Oakland Avenue, while the east-west cross streets include: Lafayette, Sherman, Lawton Terrace, Fletcher, Colfax, Grant, and West Kanesville Boulevard. The entirety of the district is sited on the blufftop and noselobe as it descends sharply down to the nearly level Kanesville Boulevard, which follows along the north side of the Indian Creek floodplain. The cemetery occupies the highest point of the blufftop, with the rest of the district spreading out down the hillside overlooking the site of the early historic commercial district of Council Bluffs. The streets within the district angle slightly to the northwest to accommodate the angle of the bluff.

The district is a visible component of the downtown area and commands an expansive view of the original core of Council Bluffs in its earliest days when it was known as Miller's Hollow and Kanesville. The steepness of the slope of the bluff within the district location should logically have been a major impediment to its development as a residential district in the nineteenth century; however, the aesthetics of the site and the problem of chronic flooding along Indian Creek within the heart of early Council Bluffs, appear to have been compelling enough reasons for people to begin to build their homes on the steep hillside. In the nearby Willow/Bluff/3rd Street Historic District, which is also situated on a fairly steep hillside to the south of the Lincoln/Fairview District, solutions such as dramatically cutting down the hillside were selected during the residential development of that district. However, in the Lincoln/Fairview District, there appeared to be less dramatic cut-downs and more willingness to deal with steep streets and sloping yards than seen in the Willow/Bluff/3rd Street district. North 2nd and Elder streets, in particular, remain very steep streets to the present day. Stone, brick, and concrete retaining walls are used extensively throughout the Lincoln/Fairview district to create space for sidewalks and to somewhat lower the level of the streets. The challenges of the steep hillside and the unwillingness or impracticality of dramatically cutting down areas for level lots resulted in a patchwork of lots, many irregular in plan because of the angle of the slope and the platted streets which matched this angle.

The district is situated in close proximity to the commercial heart of historic Council Bluffs. This proximity allowed for residents to walk to work, with many of the original occupants of this district owning and managing the businesses along Broadway just south of the district. Some of their employees also selected residences within the district. Of course, the walk to work would have been much easier than the walk home.

Boundary of District

The boundary of the district was established on the basis of the 1982 historic preservation survey and planning study undertaken by the City of Council Bluffs and executed by Jennings, Gottfried, Cheek/Preservationists of Ames, Iowa. This study identified a number of potential historic districts within Council Bluffs including one they identified generally as

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Pottawattamie County, IA

"Lincoln-Tinley" and part of what was identified as "Harrison" (Jennings, Gottfried, Cheek/Preservationists 1982a). The Lincoln-Tinley area extended beyond the current proposed district farther to the west and included areas down on the floodplain below the west bluff over to North 8th Street and north to Lincoln Park. This area included a large portion of a recent project area that was examined to the intensive level as part of a road construction project for the proposed Avenue G Viaduct study. A potential historic district was identified within that project area but was found to be confined to the area of Mill, Washington, and Mynster streets between North 8th and North 6th Streets (Rogers 2000). However, since that study was completed, substantial building loss in that potential district has resulted in a loss of integrity severe enough that it no longer appears to be National Register eligible.

From these previous studies, the current district boundary was determined by means of additional historic research and reconnaissance level survey that focused on that portion of the earlier recommended "Lincoln/Tinley" and "Harrison" potential districts geographically tied to the bluff on which Fairview Cemetery is located and the south-facing hillslope that extends down to what is now West Kanesville Boulevard (historically this was called West Washington prior to 1928). Areas eliminated from the district boundary along the west and east slopes of this bluff included the properties along Georgia Avenue, a short dead-end street just west of Oakland Avenue and downslope from that street, and the northern end of North 1st Street where more modern development has artificially cut down the hillslope and containing properties that are noticeably different in construction date and stylistic influence than the rest of the current nominated district. The area along Harrison Street to the east of this district is still considered a potential linear historic district of its own merit but appears to have a somewhat different historical settlement history (i.e., it is suspected to have been a Scandinavian enclave that might have historical and architectural significance as yet unidentified). However, the southern half of North 1st Street was included within the current nominated district because it still appears to have a definable geographical, historical and architectural association with the rest of the subject hillside district. As a result of these previous and current studies, the specific boundary of the Lincoln/Fairview Historic District is defined as follows:

West boundary: The west boundary consists of the residential lots along the west side of Oakland Avenue and the west boundary line of Fairview Cemetery. Oakland Avenue has the gentlest slope of all the streets within the district and was the earliest road established that ascended this hillside up to the cemetery. This street was first known as Valley Street and led up to Fairview Cemetery, which was established during the early settlement years of Council Bluffs. As it developed, Oakland Avenue became one of the premier residential neighborhoods in Council Bluffs and was the home for many of the wealthy and influential businessmen and families in the city.

North boundary: The north boundary consists of the north boundary of Fairview Cemetery, with the entirety of the city-owned cemetery property included within the district boundary including the area of the Dodge Memorial.

East boundary: The east boundary consists of the east side of Fairview Cemetery down to Elder Street and then cutting over to the west side of North 1st Street where the east residential lots form the rest of the eastern boundary. This boundary follows along the extremely steep eastern slope of the blufftop and includes only that portion of North 1st Street that slopes down from the blufftop to West Kanesville Boulevard. Along the edge of the east boundary, and within the district, is the city's waterworks built in the early 1940s on what historically had been referred to as "Mount Lincoln" and was the vantage point from which the 1875 bird's-eye illustration of Council Bluffs was drawn. In fact the waterworks was referred to as the "Mt. Lincoln reservoir" (Nonpareil 1947).

South boundary: The south boundary consists of the north side of West Kanesville Boulevard and includes a mixture of residential and church properties.

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Continuation Sheet**Section number 7 Page 3**Lincoln/Fairview Historic District
Pottawattamie County, IA**Property Types

The significance of the properties in the Lincoln/Fairview Historic District lies in their association with, and representation of, the historical development of this neighborhood during the period of significance from 1846 to 1956. While the neighborhood was fully developed historically and residentially by 1940, there were some significant additions in the early to mid 1950s, such as the city waterworks buildings and the RLDS Church, that justify extending the period of significance to 1956, the current cut-off date for National Register consideration. Properties within this district are considered either contributing or non-contributing, with the district considered significant for its architectural significance (Criterion C), historical significance (A), and for some of the properties direct associations with important persons in the neighborhood's settlement and development as well as with the city's growth and development (B). For the current nomination, significance under Criterion D (primarily archaeological significance) is not claimed but could be achieved by properties within this district that are represented solely by archaeological remains, such as former house sites or outbuilding locations. It is also recognized that Fairview Cemetery may hold significant cultural resources in an archaeological context because it was reportedly a location used by Native Americans as a burial site long before it became a Euro-American burial ground. Reportedly, there are also a number of early Mormon grave sites within the cemetery that are unmarked. However, because of the need to preserve and protect burial sites, both ancient and historic, no further investigation of this potential was undertaken for the current nomination. One property within the district was previously listed in the National Register. This property is the Ruth Anne Dodge Memorial (a.k.a., The Black Angel) located at the north end of North 2nd Street where it intersects with Lafayette Avenue. This memorial was listed in the National Register in 1980. The period of significance for properties associated with the historical and architectural development of the Lincoln/Fairview neighborhood is from 1846 to 1956. The main boom period of construction occurred between 1880 and 1920, when most of the large and stylish homes were added to this neighborhood by the movers-and-shakers of the community and the neighborhood reached its peak in development. Additional significant dates include 1846 when Fairview Cemetery was first established as a burial ground, 1864 when the cemetery was incorporated, and 1911 when the Lincoln Monument was erected on the blufftop to commemorate President Lincoln's visit to Council Bluffs and the selection of this city as the terminus for the Union Pacific Railroad.

Using the seven aspects of integrity in the evaluation of integrity for properties associated with the historical development of the Lincoln/Fairview neighborhood, integrity of setting, location, association, design, materials, and feeling were considered of most importance. While loss of original siding material, the majority of original windows, important stylistic components, and original porches was considered to seriously detract from a property's ability to contribute to the district, some loss is expected in the evolution of any residential district as people improve and update their properties through the years. Some modifications were actually considered significant components of the building's evolution if those modifications occurred with the period of significance for the district and reflected changing developments in the tastes and styles of the day. Porch replacements dating from the early twentieth century were the most common example of significant modifications that contribute rather than detract from a building's historic integrity. Siding replacement was found to be the most common type of recent alteration. In these cases, the integrity evaluation considered the type of replacement siding and its approximation of the original siding as well as the consideration of whether the original siding remains intact underneath the newer siding. Reversibility of siding replacement and other modern changes was a factor in evaluation the integrity of properties within the district. Houses with these issues still contribute their intact and historic function—domestic abode—and they still contribute to the historic streetscape rhythm with their setback, overall scale, and building size.

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**Lincoln/Fairview Historic District
Pottawattamie County, IA**

Property Typology

The following property types are represented by the 204 primary properties within the historic district. These property types are predominantly residential in function but include several church properties, the public waterworks, the cemetery, and two monuments or memorials. The property types were defined by form and stylistic influence.

Hipped Cottage – This vernacular house type generally consists of a small, one-story framed hip-roofed cottage. Examples include both pyramidal and truncated hipped roof types. Some stylistic influence can be seen in porch and window types such as Queen Anne and Craftsman. Many of the hipped cottage types within the district are an older form of the hipped cottage with a wide eave overhang, with a slight flare to the roof eaves and exhibiting some influence from the Italianate style of architecture. This form results in a small-scale but stylish hipped cottage that lent itself well to the constrictions of some of the smaller house lots within the district. Other examples of this form have been recorded in Council Bluffs such as the houses at 810 and 816 1st Avenue within the previous Broadway Viaduct study area to the west of the Lincoln/Fairview district (Rogers 2005). Most of the examples within the district were built along Sherman Avenue. Sixteen examples of hipped cottages are present in the district dating from the c.1880 to c.1910 and include the following (see attached Property Type Photographs):

349 North 1st Street	non-contributing	built c.1906
355 North 1st Street	contributing	built c.1903
246 North 2nd Street	contributing	built c.1880
218 West Kanesville Boulevard	contributing	built c.1889
209 Fletcher Avenue	non-contributing	built c.1907
308 Lafayette	contributing	built c.1880
320 Lawton Terrace	contributing	built c.1907
340 Lawton Terrace	contributing	built c.1906
416 Oakland Avenue	non-contributing	built 1888; remodeled c.1938
321 Sherman Avenue	contributing	built c.1908
322 Sherman Avenue	contributing	built c.1880
324 Sherman Avenue	contributing	built c.1880
329 Sherman Avenue	non-contributing	built c.1908
333 Sherman Avenue	non-contributing	built c.1908
339 Sherman Avenue	contributing	built c.1880
344 Sherman Avenue	contributing	built c.1900

Gable Front Cottage – This vernacular house type consists of small, one to one-and-one-half story frame cottages that have a gable-front roof orientation. As with the hipped cottage, some stylistic influence can be found in porch and window types and some siding treatments including Colonial Revival, Queen Anne, and Craftsman styles. Many of the examples in the district are one-and-one-half story houses with Colonial Revival style porches and exhibiting cornice returns in the front gable end, while others show strong influence from the Craftsman/Bungalow style and could also be termed front-gabled bungalows. Twenty-seven examples are present within the district dating from the 1890s to the 1930s. These examples include the following (see also Property Type Photographs):

209 North 1st Street	contributing	built c.1900 (Bungalow)
229 North 1st Street	contributing	built c.1900 (Colonial Revival)
231 North 1st Street	contributing	built c.1918 (Bungalow)
301 North 1st Street	contributing	built c.1918 (Bungalow)

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320 North 1st Street	contributing	built c.1922 (Bungalow)
322 North 1st Street	contributing	built c.1928 (Bungalow)
311 North 2nd Street	contributing	built c.1910 (Bungalow)
405 North 2nd Street	contributing	built c.1928 (Bungalow)
234 Elder Street	contributing	built c.1909 (Colonial Revival)
235 Elder Street	contributing	built c.1910 (Colonial Revival)
307 Elder Street	contributing	built c.1912 (Colonial Revival)
318 Elder Street	contributing	built c.1911 (Colonial Revival)
321 Elder Street	contributing	built c.1911 (Bungalow)
211 Fletcher	contributing	built c.1910 (Colonial Revival)
214 West Kanesville	contributing	built c.1909 (Bungalow)
211 Lafayette	contributing	built c.1908 (Colonial Revival)
215 Lafayette	contributing	built c.1908 (Colonial Revival)
249 Lafayette	contributing	built c.1922 (Bungalow)
255 Lafayette	contributing	built c.1905 (Bungalow)
261 Lafayette	contributing	built c.1918 (Bungalow)
263 Lafayette	contributing	built c.1920 (Bungalow)
309 Lawton Terrace	contributing	built c.1906 (Colonial Revival)
315 Oakland Avenue	contributing	built c.1900 (Colonial Revival)
319 Sherman Avenue	contributing	built c.1912 (Colonial Revival)
337 Sherman Avenue	contributing	built c.1898-99 (Queen Anne)
343 Sherman Avenue	contributing	built c.1890 (Queen Anne)
345 Sherman Avenue	contributing	built 1937 (Bungalow)

Side Gabled Cottage – This type is a variation of the gabled cottage but has a side-gabled roof orientation. The examples in the district are primarily one story in height and frame in construction. Most exhibit three-quarters to full-width shed-roofed porches, with the porches exhibiting Queen Anne, Colonial Revival, and Craftsman stylistic details. One example is built so that it abuts the steep slope of its lot, with the basement is exposed on three sides, a rather extreme example of making the most of a steeply sloping lot in the district. Another example is a small, one-story side gabled frame cottage that was located behind and associated with a bungalow house at the same address of 217 Oakland Avenue. It is likely that this small cottage was built as a rental unit by the owners of the bungalow, or was used by extended family members as a second home. There is one example of a two-story side gabled type of frame construction (358 North 1st Street). The nine examples in the district date from the late 1880s to the 1920s and include the following (see also Property Type Photographs):

225 North 1st Street	contributing	built c.1900
227 North 1st Street	non-contributing	built c.1889
236 North 1st Street	contributing	built c.1907
317 North 1st Street	contributing	built c.1900
357 North 1st Street	contributing	built c.1900
358 North 1st Street	contributing	built c.1912
421 North 2nd Street	contributing	built c.1928
217 Oakland Avenue	contributing	built c.1910-20 (sm. house at rear of lot at same address)
317 Sherman	contributing	built c.1911

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Pottawattamie County, IA

Cross Gabled Cottage—The cross-gabled cottage type is related to both the Queen Anne and Colonial Revival styles of architecture popular in the late nineteenth to early twentieth centuries. These cottages are generally one to one-and-one-half stories in height, of frame construction, and exhibit complex roof forms including cross gables and hipped with cross gabled eaves typical of the Queen Anne style of architecture. Other decorative elements showing Queen Anne influence are often present including decorative shingle siding, turned spindleposts, and window types. Transitional “Free Classic” Queen Anne influence is also present on some examples in porches with round classical columns, with other Colonial Revival stylistic details such as cornice returns and gambrel roofs (Dutch Colonial variant) evident on later examples. One example (303 North 2nd Street) appears to be an older styled brick home that was later substantially remodeled with a new roofline that reflects the Colonial Revival cottage influence and is, therefore, categorized by its remodeled style rather than its original. There are 25 examples in the district built from the 1880s to the 1910s and including the following (see also Property Type Photographs):

234 North 1st Street	contributing	built c.1910
240 North 1st Street	contributing	built c.1910
318 North 1st Street	contributing	built c.1909
335 North 1st Street	contributing	built c.1890
204 North 2nd Street	contributing	built c.1910 (Dutch Colonial)
303 North 2nd Street	contributing	built 1872 (remodeled c.1900)
401 North 2nd Street	contributing	built c.1900
418 North 2nd Street	contributing	built c.1890
609 North 2nd Street	contributing	built c.1910
241 Elder Street	contributing	built c.1900
303 Elder Street	contributing	built c.1910
315 Elder Street	contributing	built c.1910
327 Lawton Terrace	contributing	built c.1898
333 Lawton Terrace	contributing	built c.1889
344 Lawton Terrace	contributing	built c.1911
295 Oakland Avenue	contributing	built c.1906
318 Oakland Avenue	contributing	built 1906
405 Oakland Avenue	contributing	built c.1908
409 Oakland Avenue	contributing	built c.1912
476 Oakland Avenue	contributing	built c.1902
501 Oakland Avenue	contributing	built c.1880
528 Oakland Avenue	contributing	built c.1880
615 Oakland Avenue	contributing	built c.1900
318 Sherman Avenue	contributing	built c.1900
360 Sherman Avenue	contributing	built c.1889

Double House — There are two examples of a double house in the district. Examples of double houses in Council Bluffs include mid to late nineteenth century double houses that often consist of two side-by-side and attached houses that have mirror-image floor plans. Later examples include examples that are either stacked, with one apartment on the top floor and the second on the ground floor or are side-by-side but share a common roofline. This type of house became popular in the late nineteenth century during building and population boom periods in response to housing shortages and the idea for developers of making the most out of small urban lots. The particular examples in the district include one earlier example that shows

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influence from the Federal style of architecture and the I-House vernacular tradition and one later example that shows influence from the Prairie School style of architecture (see Property Type Photographs):

220 North 2nd Street	contributing	built c.1870
630 Oakland Avenue	contributing	built c.1918

In addition, 144 Grant (listed under Gothic Revival above) may also have been built as a double house but this is uncertain.

Gable-front-and-wing - This vernacular house type consists of two intersecting gabled ells either in an L or T-shape. Examples include ones with both ells of one, one-and-one-half, to two-stories in height as well examples with ells of both one or and two stories in height. Influence from various styles including Queen Anne, Italianate, and Craftsman are often evident in porch, siding, and window details. There are eight examples in the district dating from the 1880s to c.1930 and include the following (see also Property Type Photographs):

601 North 2nd Street	contributing	built c.1907
224 West Kanesville Blvd.	contributing	built c.1930
245 Lafayette	contributing	built c.1912
247 Lafayette	contributing	built c.1906
323 Lawton Terrace	contributing	built c.1910
336 Lawton Terrace	contributing	built c.1910
326 Sherman Avenue	contributing	built c.1889
335 Sherman Avenue	contributing	built c.1907

Foursquare - The foursquare vernacular house type originated in Italianate style of architecture but evolved as part of the "Rectilinear" stylistic movement of the 1890s and continued in popularity into the 1920s. The Rectilinear movement was parallel to the Prairie School of architecture but was not an offshoot of that style (Hanchett 1987:51). However, Prairie School influence on decorative and other stylistic elements of four-square houses is common including wide roof overhangs, window types, and porch details. The foursquare is essentially a two-story cube or square hip-roofed house that typically has four rooms on the first and four rooms on the second floor. Variations of the foursquare include the addition of ells that added to or extended the basic square plan; however, the overall thrust of the house is a square cube-like massing and plan. In addition to the Prairie School, four-square houses can show stylistic influence from the Free Classic Queen Anne, Colonial Revival, Classical Revival, and Craftsman styles of architecture, particularly in porch and window treatments. There are 30 examples in the district dating from c.1890 to the 1920s and including the following (see also Property Type Photographs):

221 North 1st Street	contributing	built c.1900
224 North 1st Street	contributing	built c.1918
348 North 1st Street	contributing	built c.1900
236 North 2nd Street	contributing	built 1903
242 North 2nd Street	contributing	built c.1910
301 North 2nd Street	contributing	built c.1906
305 North 2nd Street	contributing	built c.1910
329 North 2nd Street	contributing	built 1903
132 Colfax Street	contributing	built 1922
233 Elder Street	contributing	built c.1907
308 Elder Street	contributing	built c.1909

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200 Fletcher Avenue	contributing	built c.1906
205 Fletcher Avenue	contributing	built c.1922
208 Fletcher Avenue	contributing	built c.1910
140 Grant Street	contributing	built c.1902
116 West Kanesville	contributing	built c.1910
120 West Kanesville	contributing	built c.1908
208 West Kanesville	contributing	built c.1918
210 West Kanesville	contributing	built c.1922
233 Lafayette	contributing	built c.1911
326 Lawton Terrace	contributing	built c.1913
301 Oakland Avenue	contributing	built c.1906
314 Oakland Avenue	contributing	built c.1902
360 Oakland Avenue	contributing	built c.1888-91
415 Oakland Avenue	contributing	built c.1916
417 Oakland Avenue	contributing	built c.1922
420 Oakland Avenue	contributing	built c.1898
517 Oakland Avenue	contributing	built c.1918
519 Oakland Avenue	contributing	built c.1922
600 Oakland Avenue	contributing	built 1889

Bungalow/Craftsman – This style, and its vernacular expressions, is generally defined by a low-pitched roof (hip or gable) with wide eave overhang having exposed rafter tails or ends, decorative knee brace or false beam brackets, porches having half-height square or battered columns on masonry piers, multi-pane over single pane double-hung windows, and use of natural materials such as rock and cobblestones. Inspired by the Arts and Crafts movement and oriental architecture, the Craftsman style first became popular in California but quickly spread to the Midwest, where the vernacular bungalow or bungalowoid expression of the Craftsman style became as common as the Prairie School foursquare of the same era (McAlester and McAlester 1998:454). In the district, this property type includes one story, one-and-one-half, and two stories versions. Twenty-six examples were built in the district in the early twentieth century; however, Craftsman influence was also noted on other vernacular and eclectic examples, particularly in porch and window details. In addition, some of the Bungalow/Craftsman examples exhibit influence from other styles including the Prairie School and Tudor Revival styles. There are several examples in the district that can be termed a high-style example of the Craftsman style and exhibits a number of Arts and Crafts decorative details. The 29 examples in the district date from the early 1900s to the 1930 include the following (see also Property Type Photographs):

316 North 1st Street	contributing	built c.1910
330 North 1st Street	contributing	built c.1928
341 North 1st Street	contributing	built c.1928
208 North 2nd Street	contributing	built c.1922
321 North 2nd Street	contributing	built c.1928
403 North 2nd Street	contributing	built c.1930
417 North 2nd Street	contributing	built c.1928
605 North 2nd Street	non-contributing	built c.1907
130 Colfax	contributing	built c.1924
134 Colfax	contributing	built c.1924
229 Elder Street	contributing	built c.1922

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311 Elder Street	contributing	built c.1911
312 Elder Street	contributing	built c.1918
213 Lafayette	contributing	built c.1913
217 Lafayette	contributing	built c.1918
227 Lafayette	contributing	built c.1906
229 Lafayette	non-contributing	built c.1918
307 Lafayette	contributing	built c.1918
321 Lafayette	contributing	built c.1908
315 Lawton Terrace	contributing	built c.1928
217 Oakland Ave.	contributing	built c.1928 (2nd house at same address is side gable cottage)
520 Oakland Avenue	contributing	built c.1911 (high-style example)
529 Oakland Ave.	contributing	built c.1913
608 Oakland Avenue	contributing	built 1913 (high-style example strong Arts & Crafts influence)
316 Sherman Ave.	contributing	built 1905
332 Sherman Ave.	contributing	built c.1913
346 Sherman Ave.	contributing	built c.1910
347 Sherman Ave.	contributing	built c.1918

English Cottage - This type of early to mid-twentieth century cottage is a style reminiscent of English medieval cottages and is small scale cottage that often features steeply pitched roofs with a "catslide" curve and prominent exterior wall chimneys. There are three examples in the district dating from c.1910 to 1935 in construction and include the following (see also Property Type Photographs):

230 North 1st Street	contributing	built c.1910
633 Oakland Avenue	contributing	built 1935
340 Sherman Avenue	contributing	built c.1922

Gothic Revival - There are two examples of the Gothic Revival in the Lincoln/Fairview district. While these examples are not high-style examples of the Gothic Revival, they both show a strong influence from this style and date from the early settlement period of the district. Hallmarks of the Gothic Revival style are steeply pitched gabled roofs, decorative vergeboards in the gable ends, and peaked or shaped Gothic windows. The two examples in the district include (see Property Type Photographs):

144 Grant Street	contributing	built c.1870 (could potentially also be defined as a double house)
154 Grant Street	contributing	built c.1868

Italianate - This style of house in the district examples built of brick and of frame construction. All are two stories in height with low-pitched hipped roofs. These houses were built during the early settlement period of the district's development and include rather high-style examples of the Italianate style of architecture then popular in the United States. Italianate elements include bracketed eave overhangs and porches with chamfered posts and decorative brackets and frieze details. Along with the Queen Anne and Second Empire styles, the examples in the district are among the earliest truly stylish and impressive homes in the district reflecting the growing wealth and commercial/industrial success of Council Bluffs in the late nineteenth century. Ten examples of the Italianate style are present within the district dating from c.1860 to the early 1890s (and including the following (see also Property Type Photographs):

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201 North 1st Street	contributing	built c.1865
207 North 1st Street	contributing	built 1870s-80s
218 North 1st Street	contributing	built 1860s-70s
220 North 1st Street	contributing	built 1860s-70s
312 Lafayette Ave.	contributing	built 1870s-80s
312 Lawton Terrace	contributing	built c.1889
316 Lawton Terrace	contributing	built c.1893
332 Lawton Terrace	contributing	built c.1893
320 Oakland Ave.	non-contributing	built c.1871
624 Oakland Ave.	contributing	built 1875

Queen Anne/Stick— The Queen Anne and Stick styles of architecture are seen in the district in a number of ways, particularly in porch types, but for this particular property type, the dwellings represent a more high-style expression of the Queen Anne and Stick styles and are among some of the notable impressive homes added to the district during the boom period of the late nineteenth to very early twentieth centuries. Both styles can share certain characteristics such as asymmetry, complex roof forms, and decorative woodwork and siding. McAlester and McAlester (1998:264) have also noted a “Free Classic” variation of the Queen Anne that represented a transition of the Late Victorian styling to the Revival styles that became popular in the early 1900s. In the Free Classic variation, porch posts and window details become more Classical in their expression including round columns and Palladian windows. The Free Classic variation is noted on a number of Queen Anne-influenced houses in the district, along with the earlier expression of the Queen Anne. One example is basically a Queen Anne house executed in rusticated pink granite reflecting an additional influence from the Richardsonian Romanesque style popular in the 1890s but does not have the round-arched windows or doors that are hallmarks of the Richardsonian Romanesque style. Thirteen examples of the Queen Anne property type were noted in the district dating from 1880-1910 and including the following (see also Property Type Photographs):

319 North 1st Street	contributing	built c.1904 (Free Classic Queen Anne)
226 North 2nd Street	contributing	built 1880s-90s (Queen Anne)
320 North 2nd Street	non-contributing	built c.1889 (Queen Anne)
250 Fletcher Avenue	non-contributing	built c.1887 (Queen Anne/Stick)
254 Fletcher Avenue	contributing	built 1886 (Stick)
138 Grant Street	non-contributing	built c.1890-early 1900s (Queen Anne)
400 Oakland Avenue	contributing	built 1890 (Queen Anne/Stick)
402 Oakland Avenue	contributing	built c.1910 (Free Classic Queen Anne)
408 Oakland Avenue	contributing	built c.1902 (Queen Anne)
412 Oakland Avenue	contributing	built c.1898 (Free Classic Queen Anne)
510 Oakland Avenue	contributing	built 1891 (Queen Anne/Richardsonian Romanesque)
524 Oakland Avenue	non-contributing	built 1885 (Queen Anne)
356 Sherman Avenue	contributing	built c.1889 (Queen Anne)

Church/Public Architecture — This property type encompasses the later use of the Gothic Revival and Classical Revival (or Neoclassical) styles of architecture in the design of church and other public buildings in the district. The Gothic influence is expressed in the Gothic-arched windows and doorways, the steeply pitched front-gabled roof and spire of the church, and the use of castellations on the tower of the example in the district. The Gothic Revival style lent itself well to the design and look of church buildings because of its soaring heavenward emphasis, while on academic buildings the style was popular because of its Medieval roots and ties to England that gives the style a sense of pomp and circumstance when used in an academic

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setting. The Classical Revival church example in the district has a Classical temple-front, two-story portico porch supported by Ionic columns, with denticulated friezeboard details and corner quoins reflecting this late influence of the Classical Revival. The apartment building built in the early 1920s within the district also exhibits a more subdued expression of the Classical Revival. The three examples in the district include the following (see also Property Type Photographs):

106 West Kanesville	contributing	built c.1925 (Classical Revival church)
140 West Kanesville	contributing	built 1951 (Gothic Revival church)
255 Oakland Avenue	contributing	built c.1922 (Classical Revival apartment building)

Colonial Revival – The Colonial Revival style is one of several late nineteenth to early twentieth century revival styles that became popular nationwide. This style has its roots in the earlier Georgian and Federal/Adam styles of architect and reflects a revived interest in American colonial architecture. Hallmarks of the Colonial Revival style include an accentuated front door typically decorated with a pediment, centrally placed doors with fanlights or sidelights, symmetrical facades, and windows with multi-pane glazing on one or more sashes (McAlester and McAlester 1998:321-2). There are two examples of high-style Colonial Revival houses identified in the district; however, as noted under other property types, the Colonial Revival influence was evident on many of the vernacular types in porch, window, and other detailing. The two examples in the district date from the early twentieth century and include the following (see also Property Type Photographs):

205 Oakland Avenue	contributing	built c.1928
534 Oakland Avenue	contributing	built c.1910

Tudor Revival – The Tudor Revival style also became popular in the early twentieth century along with the Revival or Reminiscent movement in general (Baker 1994; McAlester and McAlester 1998:355). This particular style is identified by steeply pitched gabled roofs and cross gables, half timbering on gable ends or second floor levels, and multi-pane windows, among other details. As with most of the other house types represented in the district, Tudor Revival influence is seen on houses that mix several other styles as well or on otherwise vernacular houses, such as Bungalow/Craftsman houses. There are two notable examples of a more high-style expression of the Tudor Revival style in the district dating from c.1912 to 1928 and including the following (see also Property Type Photographs):

321 Oakland Avenue	contributing	built c.1928
606 Oakland Avenue	contributing	built c.1912

Italian Renaissance - This style was popular from c.1890 to c.1935 (McAlester and McAlester 1998:397). Hallmarks of this style include a low-pitched hip roof typically covered with ceramic tiles, smaller upper windows, arches above doorways, a symmetrical façade, and an entrance porch accentuated by small classical columns or pilasters. There is one rather high-style example of the Italian Renaissance in the district along Oakland Avenue (see also Property Type Photographs):

424 Oakland Avenue	contributing	built c.1913
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Lustron - There is one example of a rather unusual property type in the Lincoln/Fairview Historic District. This example is a Lustron House, which is a prefabricated structure of porcelain enamel-finished steel panels. The entire house including the roof and interior is finished with these panels. Lustron houses were available in several pastel colors and limited floor plans. Lustrons are one-story in height and have a low-pitched gabled roofline. They were invented and marketed to meet the housing shortage demands of the immediate post-World War II years of the late 1940s but were only manufactured for a few years before the company went bankrupt. A little less than 2,500 Lustron houses were reportedly erected in 35 states east of

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the Rocky Mountains, in Alaska, in the District of Columbia, and in Caracas, Venezuela (Mitchell 1991:44). Interestingly a notable number were erected in the state of Iowa, with examples documented in most of the major urban areas of the state as well as in some rural locations. This particular example has unfortunately been covered over with aluminum siding and is not readily identifiable as a Lustron except on close inspection. If the cover-up siding is ever removed, and the building is found to retain sufficient integrity, there is some potential for this house to be considered individually eligible. This house was added to the district within the period of significance and does retain sufficient integrity to be considered contributing to the district (see also Property Type Photographs):

222 North 2nd Street non-contributing built c.1948-50

Minimal Traditional/Ranch – The Minimal Traditional and Ranch styles originated in the mid-1930s, with the Ranch style, in particular, becoming most popular after World War II in the expanding automobile suburbs. Hallmarks of the Ranch style include a rambling one-story dwelling with low-pitched hipped or gabled roof and often have built-in garage units. McAlester and McAlester (1998:478-9) defined the Minimal Traditional as one-story houses with low roof pitches with minimal eave overhang to the side gable roof and often having a front-gabled projection from the façade. Nine examples of the Ranch and Minimal Traditional styles are present in the district all dating from the 1950s and including the following (see also Property Type Photographs):

318 North 2nd Street	contributing	built c.1950
325 North 2nd Street	contributing	built 1952
136 Colfax	contributing	built 1952
401 Elder Street	contributing	built 1955
103 Lawton Terrace	contributing	built 1954
109 Lawton Terrace	contributing	built 1954
203 Oakland Avenue	contributing	built 1951
225 Oakland Avenue	contributing	built 1950 (three-unit attached apartments)
507 Oakland Avenue	non-contributing	built 1957

Modern Residential– This type includes modern house types that have yet to be fully defined as a specific style or type but does include houses termed “split foyer” by the real estate industry. The examples in the district include examples of the split foyer but also of a modernistic type that is basically a shed-roofed one-story box-type house with horizontal emphasis. Seven examples are located within the district and include the following:

327 North 1st Street	contributing	built 1954
239 North 2nd Street	non-contributing	built 1980 (five-unit apartment)
315 North 2nd Street	contributing	built 1956
622 North 2nd Street	non-contributing	built 1955
333 Elder Street	non-contributing	built 1957
348 Lawton Terrace	non-contributing	built 1984
221 Oakland Avenue	non-contributing	built 1960
605 Oakland Avenue	non-contributing	built 2000

Modernistic - There is one example of the Modernistic style within the district boundary as defined by McAlester and McAlester (1998:465). This example is the City of Council Bluffs Waterworks located at the top of the bluff along the north side of Lawton Terrace. The distinctive features of Modernistic buildings include Art Moderne details such as smooth wall

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surfaces, usually of stucco (or in this case concrete), flat roofs, and grooves or lines that give a horizontal emphasis. Additional features can be derived from Art Deco including the use of zig-zags, chevrons, and other stylized geometric patterns on the façade, towers, or other vertical projections above the roofline. The example in the district was built in the early 1940s as part of a federal WPA project (see also Property Type Photographs):

Council Bluffs Waterworks	contributing reservoir built 1941 as a WPA project
	contributing pump house built in 1947 as a local project

Public Monuments - Two public monuments are located in the Lincoln/Fairview Historic District outside of the boundary of Fairview Cemetery. One is the Lincoln Monument, which was erected in 1911 by the Council Bluffs Chapter of the Daughters of the American Revolution in honor of Abraham Lincoln's visit to Council Bluffs in 1859 to select the eastern terminus of the Union Pacific Railroad. The monument is located at the west end of Lafayette Avenue on the edge of the bluff looking west over the city and the river valley. The monument consists of a tall obelisk of stone with a commemorative plaque and originally had a curving concrete wall with decorative Art Deco light fixtures. Some of the fixtures remain but most of the walls and lights were replaced in the late 1950s and early 1960s when the monument site was refurbished. Lincoln Park stretches down on the steep hillslope to the northeast of the monument, with a concrete staircase leading down from the monument to the street below. For the present historic district, only the Lincoln Monument is included within the district boundary. The Ruth Anne Dodge Memorial (a.k.a., The Black Angel) is a significant monument in the district and is located at the east end of Lafayette Avenue next to Fairview Cemetery. This memorial consists of a cast bronze figure of the Angel of Death that was commissioned as a memorial to Ruth Anne Dodge, wife of famous railroad builder and Council Bluffs' resident, Colonel Grenville M. Dodge. The area around the memorial is landscaped, with the memorial designed by sculptor, Daniel Chester French (see Property Type Photographs).

Lincoln Monument	contributing	built 1911
Ruth Anne Dodge Memorial	contributing	built 1916-18 (individually listed in the NRHP)

Public Cemetery - This property type consists of Fairview Cemetery, which occupies the entire north half of the district and is situated on the blufftop overlooking Council Bluffs and the Missouri River valley. This cemetery was established during the early settlement era of this town, with potentially some use of this location by prehistoric and early historic period Native Americans using this location for the same purpose. It is also reported that a number of the early Mormon migrants who died while in what was then Kanessville in the late 1840s to mid 1850s were buried at this location. Fairview Cemetery is a large rolling expanse of mown lawn dotted with large shade trees and a winding paved road system that lends a park-like atmosphere to this location. Some areas of the cemetery are somewhat level but the majority of the area is moderately to steeply sloping with some burials even in the steep hillsides. The cemetery represents the birth of the district and serves as the anchor site from which the residential neighborhood developed along the hillside leading up to the cemetery. The cemetery is further tied to the district by being the resting place for a number of the former residents of the Lincoln/Fairview Historic District (see also Property Type Photographs).

Fairview Cemetery	contributing site	officially established 1846, incorporated 1864
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Landscape Elements - This property consists of the landscape elements within the district boundary including the site on which the residential portion of the district is built (with the cemetery considered a second separate site). The landscape includes the hilltop and slope on which the buildings were constructed and the brick-paved streets, concrete sidewalks, and retaining walls that were built within the period of significance. The retaining walls include a number built of Sioux Quartzite blocks and cobblestones, brick, poured concrete, and other stone slabs. Modern walls intruding on this landscape include

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some built of railroad ties, modern concrete blocks, and broken concrete slabs. The historic landscape elements are not counted separately from the site unless they are of sufficient size and scale or of particular importance.

Landscape Elements	contributing site	elements dating from period of significance
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In addition are the secondary buildings and structures associated with the above properties that were considered either contributing or non-contributing. The secondary buildings include detached garages and carriage houses or small barns and one teahouse, with the structures consisting of two pergolas that serve as gateways into two properties along Oakland Avenue and two modern gazebos added to residential yards in the district. The two modern gazebos are considered non-contributing along with 33 garages of modern construction. The two pergolas and the remainder of the secondary buildings are considered contributing.

Property Descriptions

There are 204 principal buildings within the district boundaries, the vast majority of which are residential properties but also include two church buildings and two public waterworks structures. In addition are two objects (public monuments) and two sites (public cemetery and landscape elements) within the district boundary. The majority of residential properties are single-family dwellings but there are several duplex and apartment buildings, some of which are contributing buildings to the district. Only two of the cross streets still have exposed brick pavement. Asphalt covers the rest of the streets but may also cover additional brick-paved sections. Side walks and curbs are largely concrete, but the steep hillside location of the district has necessitated a variety of accommodations to the sloping land, including terracing, retaining walls, and steps. These features are common and constitute a significant visual component of the district. Pink Sioux Quartzite building stone is used in conspicuous locations. Mature trees and landscaping, including perennial flower gardens, mark much of the district. Along Oakland Avenue there are a number of yard features such as pergolas and even a historic teahouse that also contribute to the setting and feel of the district. One property even has a row of sculpted faces along posts behind the house, which were sculpted by Maurice Wollman, original owner of 606 Oakland Avenue. While a number of homes are now rental properties, a large number of homes in the district, including a notable number of the very largest dwellings, remain single-family residences. There has been some building loss in more recent years in the south end of the district along West Kanesville and at the southwest corner of Oakland Avenue and Kanesville. At these locations, paved parking lots have been constructed. Otherwise, there are very few vacant lots within the district reflecting the overall good state of preservation in this historic neighborhood.

The earliest dwellings were built along the south and southeast edges of the district along Grant and North 1st Streets, with two other older dwellings built on the top of the bluff along Oakland and Lafayette avenues near the west bluff edge. Unlike the older dwellings in the Willow/Bluff/3rd Street Historic District where the older dwellings were of modest construction and design, the older dwellings in the Lincoln/Fairview Historic District are among the larger and more stylish homes in the district. These include two-story brick and frame Italianate style houses and two examples of Gothic Revival style homes (see section above). The earliest known visual representation of the district area is the 1868 panorama illustration of Council Bluffs (see attached Illustration). This representation dramatically shows the steep topography of the district location, with only the southernmost portion near the footslope illustrated with scattered buildings, primarily residences. The beginning of Fairview Cemetery is illustrated on the blufftop as a row of trees and several small buildings or structures labeled as "cemetery." It is also interesting to note in the 1868 illustration that the blufftop actually labeled "Mount Lincoln," was the high bluff in the center of the district basically where the City Waterworks is now located north of Lawton Terrace. It was from this same blufftop vantage point that the 1875 illustration of Council Bluffs looking to the south was drawn (see Illustrations). What is most interesting about the location of "Mount Lincoln" is that this spot is not where the Lincoln

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Monument was sited in 1911, which supposedly marked the actual spot where Lincoln stood when he looked out over Council Bluffs in his selection for the eastern terminus of the Union Pacific Railroad. From the 1868 and 1875 illustrations, it is suspected that the actual location where he stood is that spot memorialized as Mount Lincoln in the 1868 illustration and where the illustrator stood in 1875 to draw his bird's-eye view of Council Bluffs, which at the time also afforded an expansive view of Council Bluffs and the Missouri River Valley.

While the district was slow to be settled in the 1860s-70s, construction clearly boomed in the period between 1880 and 1920 when the majority of buildings were constructed and the neighborhood reached its peak in development. It is likely that the steep terrain was the initial impediment that slowed settlement, with one of the suspected impetuses for building on this hillside being the frequent and chronic flooding along Indian Creek, which extends through the heart of the original town of Council Bluffs and along the base of the district's hillslope. Since most of the businesses operated by the district's original inhabitants were along Broadway and very near this neighborhood, it was probably a somewhat logical location for building a home to get away from the problem of frequent flooding and yet still be able to easily access one's business. While it was a steep climb, particularly to reach the homes at the top of North 2nd and Elder streets, it must have been worth it enough to build there in the late nineteenth and very early twentieth centuries. It would not be until the late 1930s that the problem of flooding along Indian Creek would finally be solved by enclosing the channel in concrete culverts. It should be noted, however, that another likely reason for selecting house sites on this steep hillside was the aesthetics of the expansive view.

To contrast with the Willow/Bluff/3rd Street Historic District, which was also a stylish and well-to-do residential neighborhood built on a hillside above Council Bluffs, the residents of the Lincoln/Fairview District did not cut down large chunks of the bluff in order to build their homes. Rather, they adapted their homes and the layout of their yards and lots to the steepness of the terrain, cutting only to somewhat lower street levels and to accommodate sidewalks and street-level garages. The wide use of masonry retaining walls is a prominent feature of this district.

Oakland Avenue developed as the premier street within the district and was among the premier residential addresses in Council Bluffs. It was along this moderately steep and angling roadway that the largest, most stylish homes in the district were built in the late nineteenth to very early twentieth centuries. These were expensive homes and many were likely architect-designed. One was even the home of a prominent local architect, Jocheis Chris Jensen, who lived at 520 Oakland Avenue. Jensen was responsible for the design of the Council Bluffs City Hall, the Jefferson and Bloomer schools, the Chevra B'nai Yisroel Synagogue, and the 1931 pool and gymnasium addition to the National Register-listed Council Bluffs YMCA Building, among other works (Shank 1999:87). His company also appears to have a hand in the construction or remodeling of another home in the district at 420 Oakland Avenue.

It was also along Oakland Avenue that a number of the influential professionals and entrepreneurs of the city made their homes including several members and employees of the Woodward family, whose candy factory was among the premier businesses of the city.

Lafayette Avenue is the south border of Fairview Cemetery and primarily has houses along the south side of the street, although there are a few dwellings at the northeast end of the street including a dwelling that historically was the cemetery superintendent's home. The dwellings along Lafayette include one of the older houses in the district at 312 Lafayette; however, the majority of dwellings were built in the very late nineteenth to early twentieth centuries including examples of modest cottages and bungalows. There is one modern dwelling that was added to the district at the east end of Lafayette (actually has a North 2nd Street address) across the street from the Ruth Anne Dodge Memorial.

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North 2nd Street was built with primarily late nineteenth and early twentieth century cottages and bungalows, with older houses at the foot of the street including an interesting example of an early double house. Among the five post-1950 houses built along this street was the example of a Lustron house erected in the late 1940s. The somewhat later development of this street compared to others in the district is likely due to the steepness of this street, which is still a challenge to ascend to the present day.

Elder Street was primarily developed in the early 1900s-1910s. Two post-1950 houses were also added along this street. Here too, steep terrain and the fact that the street was a dead-end street until Lawton Terrace was cut completely through to Elder Street after 1928, inhibited early development. The 1928 fire insurance map of this area even notes that the east end of Lawton Terrace was not paved at that time (Sanborn Map Company 1928).

At the foot of North 1st Street where it meets West Kanesville Boulevard, there is a cluster of older dwellings including several very notable examples of the Italianate style reflecting one of the early settled areas of this neighborhood. The proximity of this location to the original core of Council Bluffs' commercial district, and yet slightly elevated above the floodplain of Indian Creek, made this an attractive spot for earlier residential settlement before the problems of chronic flooding made even the higher and steeper elevations to the northwest even more attractive. The dwellings farther north along North 1st Street are more mixed but predominantly very late nineteenth to early twentieth century in construction and more modest in their scale and design than the larger, older houses at the foot of the street. At the very north end of North 1st Street, outside of the current district boundary, the hillside was cut away substantially to make room for dwellings in later years, and this portion of the street is more recent in development and was excluded from the district boundary as a result.

Sherman Avenue is a short cross street connecting Oakland Avenue and North 2nd Street. This street contains a number of late nineteenth to very early twentieth century cottages and later bungalows, which are generally modest-scale homes on narrow and steep lots.

Lawton Terrace extends between Oakland Avenue and Elder streets but jogs to north along North 2nd Street before connecting with Elder. Part of the reason for this jog is the fact that the blufftop impeded the east extension of Lawton Terrace until later years. In general, the homes along Lawton Terrace are a mix, with those on the eastern end including several of post-1950 vintage and those on the western end being older in construction and including cottages and foursquares. The Council Bluffs Waterworks was built on the bluff historically known as Mt. Lincoln on the north side of Lawton Terrace in the 1940s.

Fletcher, Colfax, and Grant streets are the shortest cross-streets in the district and are situated in-between Oakland Avenue and North 2nd Street and North 2nd and Elder streets. The houses along Colfax were primarily built in the 1910s to 1920s and include bungalows and foursquares, with one of the Minimal Traditional houses built after 1950. The houses along Fletcher are primarily early twentieth century dwellings but do include two very nice examples of high-style Queen Anne and Stick houses dating from the late nineteenth century. Grant Street is among the earliest developed streets in the district and includes both of the notable examples of the Gothic Revival style built in the district.

The main stylistic influences represented by the boom period of construction within the district include Late Victorian Italianate, Queen Anne, and Stick styles; late nineteenth and early twentieth century Classical and Colonial Revival, a few examples of Tudor Revival and Italian Renaissance, and late nineteenth and early twentieth century American movement Prairie School and Craftsman styles. However, the majority of houses cannot be considered precise or academic examples of any one particular style and instead represent eclectic mixtures of popular styles or vernacular designs such as hipped cottage, front-gabled cottage, cross-gabled cottage, foursquare, and bungalow that show stylistic influences in overall form and in

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some added details such as siding, window, and porch types. Some houses are examples of earlier house styles that were updated in the early twentieth century with a new porch style or window replacements, while others have been stripped of their earlier stylistic details by modern alterations or are now masked by cover-up siding.

In general, in comparing the property types and stylistic influences of the Lincoln/Fairview district to those of the Willow/Bluff/3rd Street District, there is more commonality than there are differences. An overall impression is that there is less variety and more consistency in property types and stylistic influences in the Lincoln/Fairview district than in the Willow/Bluff/3rd Street district. Unlike the latter district, the Lincoln/Fairview district has no examples of the French Second Empire, Greek Revival, raised hip cottage, or high-style Neoclassical dwellings.

Of the represented styles and types in the district, the Foursquare, the Bungalow/Craftsman, the Gable Front Cottage, the Cross Gabled Cottage, and the Hipped Cottage were the most popular vernacular types, while the Queen Anne/Stick and Italianate, and Colonial Revival styles had the greatest influence in the district. These types reflect the time period of greatest development for this neighborhood. According to Virginia and Lee McAlester, authors of the widely accepted *A Field Guide to American Houses* (1986), Queen Anne architecture "was the dominant style of domestic building during the period from about 1880 until 1900" and persisted in waning fashion throughout the first decade of the twentieth century (McAlester and McAlester 1998:266). The Free Classic variation of the Queen Anne style uses classical round columns rather than the delicate turned posts with spindlework details prevalent on earlier Queen Anne porches as well as Palladian windows and other classical details that reflect the growing influence of Classical and Colonial Revival styles (*ibid.*). The Colonial Revival style was "a dominant style" throughout the country and popular over a much longer period, 1880-1955. The term "refers to an entire rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard [in which details from two or more of these precedents are freely combined]" (*ibid.*:234). Foursquare houses lack definition as a unique type in the *Field Guide*, but are listed under different stylistic types, indicating once again that the basic foursquare form was capable of carrying almost any decorative detail.

Most of the houses were probably built by local contractors using their own designs or designs selected from pattern books. However, the houses along Oakland Avenue, in particular, were probably designed by local architects including the above-noted J. Chris Jensen, who even lived in a home along Oakland Avenue that he designed and built. Other contractors and builders who lived in the district included F.E. Marlowe at 144 Grant, H.A. Quinn at 320 Oakland, and J.E. Hollenbeck at 402 Oakland. It is also suspected that 301 Oakland could have been designed by local architect Edward P. Schoentgen for his sister, Caroline, and her husband Eldin H. Lougee.

Of the 204 properties evaluated and included within the district boundaries, there are 184 contributing resources and 20 noncontributing resources (see Map). Of the 184 contributing primary resources, one was individually listed in the National Register of Historic Places prior to this district nomination. This National Register-listed property is the Ruth Anne Dodge Memorial (listed in 1980).

In addition to the 204 primary properties, the district encompasses an additional 117 secondary buildings, primarily automobile garages. Of these 117 secondary buildings, 84 were built within the period of significance and are considered contributing, with the remaining 33 built after the period of significance and considered non-contributing. Therefore, the majority of the total non-contributing buildings ($n = 321$) in the district are secondary garage buildings detached from the dwellings and comparatively small in scale. The majority are one-stall frame garages.

The following table is a full listing and description of the properties in the district including an evaluation of integrity.

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Table 1. Building descriptions for Lincoln/Fairview Historic District

Address	Primary Building Style/Integrity Evaluation/Details	Outbuildings
201 N. 1 st St.	Italianate - contributing / Two-story, hip-roof, two-story rounded bay window. Early 20th c. changes include distinctive two-story glassed-in porch with round-arched windows on 2nd floor and stucco covering entire building. Changes considered contributing to architectural significance of this older house.	none
207 N. 1 st St.	Italianate - contributing / Two-story, hip-roof, bracketed eaves, canted one-story rectangular bay window on rear ell has bracketed eaves and decorative wood panel below picture window, some likely window replacements but retain original openings and surrounds, clapboard siding, highly decorative Queen Anne porch with turned posts and spindle frieze. Retains high degree of integrity.	none
209 N. 1 st St.	Gable Front Cottage - contributing / 1.5 story front gabled, enclosed hip-roof front porch. Changes include application of wide asbestos siding, addition of faux shutters, and some potential window replacements but retains sufficient integrity.	none
218 N. 1 st St.	Italianate - contributing / Two-story brick with hip-roof, has distinctive wall dormer on front roof slope with shaped roofline, retains prominent hood molds over windows and doors, front door has transom window. 20th century changes include painting of brick, removal of front porch, addition of shed-roofed bay with picture window on rear ell, addition of concrete deck to front and east side at basement level. While somewhat altered, this important early house retains sufficient integrity to be considered contributing.	none
220 N. 1 st St.	Italianate - contributing / Two-story painted brick with hip-roof and wide eave overhang. Prominent hood molds over windows and doors, transom over door, early 20th c. porch with round columns and denticulated friezeboard, retains at least some original and historic windows including a tracery header on the front cottage window. Good integrity.	1 contributing garage - built c.1945, front-gabled one-stall frame.
221 N. 1 st St.	Foursquare - contributing / Two-story rectangular, hip-roof with flared eaves, hipped dormer with flared eaves on front roof slope, rounded bay on 2nd floor front, shallow rectangular bay on side, hip-roof front porch has round columns and balustrade. Changes include application of narrow-width vinyl siding and some window replacements. Retains sufficient integrity to be contributing.	none
224 N. 1 st St.	Foursquare - contributing / Two-story square house with hip roof and eave overhang, hipped dormer on front roof slope, gable roofed porch with half-height doubled posts on brick base and brick rail, original multi-pane over single pane windows, front door has side lights, shallow rectangular bay window on side. Changes appear limited to application of narrow-width vinyl siding closely matching original clapboard. Retains generally good integrity.	1 contributing garage - hip-roofed, one-stall frame matches house style. 1 non-contributing garage built in 2000.
225 N. 1 st St.	Side Gabled Cottage - contributing / One-story side gabled, centered front door flanked by cottage and double-hung window, shed-roofed porch has round posts and wood floor, clapboard siding, older addition to rear. Good integrity.	none
227 N. 1 st St.	Side Gabled Cottage - non-contributing / low, one-story side gabled has shed-roofed enclosed porch. Changes have included application of wide asbestos siding, addition and enclosure of porch, likely some window replacements and enclosures. Modifications overwhelm small house.	1 contributing garage - small one-stall built c.1930
229 N. 1 st St.	Gable Front Cottage - contributing / 1.5-story front gabled roof has cornice returns, hip-roofed front porch has round columns, front door has transom	none

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	window, retains original narrow clapboard siding and most original windows including cottage window with tracery header, rusticated concrete block foundation. Very good integrity.	
230 N. 1 st St.	English Cottage - contributing / Steep-pitched gabled roof with no eave overhang, integral inset front porch has square posts, exterior covered with stucco may be original to design, shed-roofed dormer on front roof slope, doors have brick surrounds, retains original multi-pane windows. Good integrity.	1 contributing garage - design matches house
231 N. 1 st St.	Gable Front Cottage - contributing / 1.5-story front gabled roof has gabled wall dormers in sides, shingled bump-out detail with sunburst in front gabled end, hip-roofed front porch has 3/4-height square posts on clapboard-sided rail, house retains narrow clapboard siding and many original windows. Very good integrity.	1 contributing garage - one-story frame with narrow clapboard siding
234 N. 1 st St.	Cross Gabled Cottage - contributing / 1.5-story gabled roof has cornice returns, retains clapboard siding and some original windows. Changes limited to front porch which has wrought-iron replacement posts and concrete block base. Retains sufficient integrity to be considered contributing.	1 contributing garage
236 N. 1 st St.	Side Gabled Cottage - contributing / 1.5-story side gabled roof flares over porch and has cornice returns, large hipped dormer on front roof slope, retains clapboard siding and some original windows. Changes appear limited to replacement of porch posts with small square posts but retains clapboard-sided rail. Generally good integrity.	1 contributing garage - built in 1953
240 N. 1 st St.	Cross Gabled Cottage - contributing / Two-story house has jerkinhead roof on front ell and gabled roof on rear cross-gabled ell, retains clapboard siding and distinctive sunburst woodwork details on front ell. Changes primarily to front porch which has wrought-iron replacement posts and modern brick base, some probable window replacements and at least two modern inserts. Retains sufficient integrity to be considered contributing.	1 contributing former garage remodeled into 2nd dwelling but retains sufficient integrity
301 N. 1 st St.	Gable Front Cottage - contributing / 1.5-story low-pitched front gabled roof, rounded bay window on side, front-gabled front porch has wide eave overhang as does house. Primary changes include application of narrow width vinyl siding and wrought-iron replacement posts on front porch. Retains sufficient integrity.	1 non-contributing garage - built 1964
316 N. 1 st St.	Bungalow/Craftsman - contributing / Two-story low-pitched front gabled roof, narrow clapboard siding, enclosed porch (original) has decorative rail on roof, wide eave overhang with exposed rafter ends, original multi-pane windows, shallow rectangular bay window on side. Retains very good integrity.	1 non-contributing garage - built 2002
317 N. 1 st St.	Side Gabled Cottage - contributing / Interesting 1.5 story side gable has three hipped dormers on front roof slope, front-gabled enclosed porch, and stucco exterior, which may be original. Changes limited to some window replacements and the enclosure of the front porch. Retains generally good integrity.	1 non-contributing garage
318 N. 1 st St.	Cross Gabled Cottage - contributing / 1.5-story gabled roof has shed-roofed gable on side roof slope, retains narrow clapboard siding, rounded bay window on side, flat-roofed front porch with round columns and original rail. Very good integrity.	1 contributing garage - built c.1945
319 N. 1 st St.	Queen Anne - contributing / Two-story gabled ell has cornice returns, distinctive diamond-shaped window on upper floor in hallway, wrap-around front porch with square half-height posts on covered rail. Changes appear limited to application of wide aluminum siding and probably some window replacements. Retains sufficient integrity to be considered contributing.	1 non-contributing garage

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320 N. 1 st St.	Gable Front Cottage - contributing / 1.5-story front gabled roof has gabled dormer on side roof slope, shallow rectangular bay window on side, wide eave overhang, retains original narrow clapboard siding, multi-pane over single pane windows, and front porch with half-height square posts and covered clapboard-sided rail. Sunporch enclosure appears older. Distinctive molded concrete block foundation is repeated in front retaining wall blocks. Good integrity.	1 contributing garage – built c.1920 1 attached garage built in 1945, not counted separate from house.
322 N. 1 st St.	Gable Front Cottage - contributing / 1.5-story front gabled with side gabled bump-out dormer ell and wide eave overhang, front-gabled older enclosed porch with wide eave overhang, retains multi-pane over single pane windows. Main change has been application of narrow-width vinyl siding and a concrete block double stall garage into the front slope of the lot up to the front porch but below it. Retains sufficient integrity to be considered contributing.	1 contributing garage - built c.1920 concrete block garage is attached to house and is not counted separately
327 N. 1 st St.	Modern Residential – contributing / Distinctive one-story shed-roofed house has strong horizontal lines including linear roof connection to attached garage unit and bands of small windows across façade. Changes limited to application of wide vinyl siding. Retains sufficient integrity to be considered contributing and was built within the period of significance.	none
330 N. 1 st St.	Bungalow/Craftsman - contributing / 1.5 story gabled roof, exterior has stucco on upper floor and brick from watertable down to foundation (original exterior covering), retains multi-pane over single pane windows and other Craftsman details. Retains very good integrity.	garage is attached to rear of house (not counted)
335 N. 1 st St.	Cross Gabled Cottage - contributing / One-story gabled roof, front gable end has decorative shingle siding and turned kingpost, retains clapboard siding and some original windows, front porch is early 20th c. remodel with 3/4-height square posts on brick piers. Changes limited to porch enclosure with modern decorative concrete blocks replacing older rail. Retains generally good integrity.	none
341 N. 1 st St.	Bungalow/Craftsman - contributing / One-story, low-pitched gabled roof with wide eave overhang, projecting front-gabled porch is enclosed (older enclosure), retains narrow clapboard siding. Changes appear limited to likely window replacements. Generally retains good integrity.	none
348 N. 1 st St.	Foursquare - contributing / Two-story hip-roof has slight eave overhang, has shed-roofed rear addition, peaked lintel boards on windows, open front porch has square posts. Changes include application of narrow-width vinyl siding, added wood stove chimney covered with vinyl siding on northeast corner, large plate glass window inserted on 1st floor façade under porch. Retains sufficient integrity.	1 contributing older concrete block garage banked into hillslope Older attached garage (not counted)
349 N. 1 st St.	Hipped Cottage – non-contributing / One-story square cottage with truncated hip roof. House has been greatly modified with the application of wide asbestos siding and a complete modern enclosure of the shed-roofed front porch, which overwhelms this small cottage.	none
355 N. 1 st St.	Hipped Cottage - contributing / one-story hip roof has distinctive rounded hip-roofed bay window with Queen Anne window on façade, retains narrow clapboard siding, with band of decorative shingle siding around upper part of wall, porch has turned spindleposts. Very good integrity.	none
357 N. 1 st St.	Side Gabled Cottage - contributing / One-story side gable roof has shed roofed front porch with square posts and covered rail, sunburst woodwork detail on sides of porch roof, retains clapboard siding with shingle siding in side gable ends, has multi-pane over single pane windows. One of two brick chimneys removed	none

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	recently. House is banked into steep slope and has full basement level exposed to rear. Retains good integrity.	
358 N. 1 st St.	Side Gabled Cottage - contributing / Two-story side gable roof, paired windows, front porch has round columns. Primary changes have been the application of wide aluminum siding and replacement and some modern window inserts. Retains sufficient integrity to be considered contributing.	1 contributing garage – concrete block banked into front slope. Has a recent addition to side.
204 N. 2 nd St	Cross Gabled Cottage - contributing / Distinctive two-story gambrel-roofed house, retains original front porch with 3/4-height square posts on covered rail, rounded bay windows on sides, some of the original multi-pane over single pane windows, and a lunette window in front gambrel end. Changes limited to application of narrow-width steel siding and some replacement windows and one modern insert. Generally retains good integrity.	none
208 N. 2 nd St.	Bungalow/Craftsman - contributing / 1.5-story low-pitched side gable roof with wide eave overhang, front-gable porch also has wide eave overhang, retains original narrow clapboard siding, Craftsman-type porch with 3/4-height square posts on tapered brick piers, original multi-pane over single pane windows and other details. Very good integrity.	1 contributing garage – one-stall frame matches house style
220 N. 2 nd St.	Double House – contributing / Two-story side gabled roof, retains clapboard siding and early 20th c. multi-pane over single pane windows, shed-roofed front porch has square posts, distinctive fenestration is five-rank windows across 2nd floor and two side-by-side centered front doors flanked by two single windows to either side of doors. Double house still holds two-family units. Good integrity.	1 non-contributing garage – built c.1960
222 N. 2 nd St.	Lustron – contributing / Enameled-panel Lustron house has been covered up in recent years with narrow width aluminum siding. One-story side gabled house retains original metal covered roof and distinctive inset side corner front porch. Only apparent modification has been application of aluminum siding. Generally retains sufficient integrity to be considered contributing as it was built within the period of significance.	1 contributing garage – built c.1950 into hillslope
226 N. 2 nd St.	Queen Anne - contributing / Large two-story house has hip roof with multiple lower cross gabled ells, rounded two-story bay window, two rectangular one-story bay windows, distinctive rounded Queen Anne porch has turned spindleposts and spindlefrieze, retains clapboard and decorative shingle siding and other Queen Anne details. Probably some window replacements. Very good integrity.	1 contributing garage or former carriage house converted to 2nd dwelling
236 N. 2 nd St.	Foursquare - contributing / Two-story hip-roofed square house has slight eave overhang, retains narrow clapboard siding, Ionic columns and railing on open front porch, and many if not all original windows. Very good integrity.	none
239 N. 2 nd St.	Modern Residential – non-contributing / Two-story rectangular multi-family apartment building has vinyl siding and a plain concrete block foundation. Built after period of significance.	none
242 N. 2 nd St.	Foursquare - contributing / Two-story hip-roofed square house has slight eave overhang, retains narrow clapboard siding. Changes include wrought-iron replacement posts on porch, faux shutters on windows, and possibly some window replacements. Retains sufficient integrity to be considered contributing.	1 non-contributing garage
246 N. 2 nd St.	Hipped Cottage – contributing / One-story truncated hipped roof house, retains clapboard siding, rounded bay window on side with decorative wood panels under windows, and transom above front door. Changes include replaced/modified windows and one window closed in with siding on façade and wrought-iron	none

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	replacement posts on porch. Retains sufficient integrity to be contributing.	
301 N. 2 nd St	Foursquare - contributing / Two-story square house has hipped roof with wide eave overhang and hipped dormer on front roof slope. Retains narrow clapboard siding, most original windows including decorative circular window on 2nd floor, and front porch that features tripled and paired round columns and railing. Very good integrity.	1 non-contributing garage – two-stall built into slope at rear of lot
303 N. 2 nd St.	Cross Gabled Cottage - contributing / 1.5-story brick house has massive side gambrel roof with front gabled dormer. First floor features segmental arched windows and may be an older dwelling that was remodeled in the early 1900s with a new roof. The front porch is also an early 20th century addition and has square brick posts on brick piers. Siding in gable ends appears to be wide vinyl siding. Distinctive Palladian-type window in front gable end actually has gambrel shape to center window instead of usual round-arched shape. Retains sufficient integrity to be considered contributing.	1 contributing garage – built c.1940
305 N. 2 nd St.	Foursquare - contributing / Two-story square house with rear and side ells, low-pitched hip roof has wide eave overhang, exterior is stuccoed (unknown if original). Changes include likely replaced and at least one modified window and square replacement posts on front porch. Retains sufficient integrity.	none
311 N. 2 nd St.	Gable Front Cottage - contributing / One-story, front gabled roof has wide eave overhang and exposed rafter ends. Retains narrow clapboard siding and some original windows including two with tracery headers on façade. Porch has been altered with modern square posts and lattice-work rail. Retains sufficient integrity.	none
315 N. 2 nd St.	Modern Residential – contributing / Square one-story house has low-pitched hipped roof. Has wide lapped siding and basement level garage. Considered contributing because it represents the very end of the period of significance (1956) and harks back to the historic hipped cottages in the district.	none
318 N. 2 nd St.	Minimal Traditional/Ranch – contributing / One-story low-pitched side gabled house has wide lapped board siding, a centered brick chimney on the roof ridge, the original 6/6 double-hung windows, and a façade that features a centered front door flanked by single windows and a denticulated friezeboard under the slight eave overhang. Metal awning over front door could be original. Considered contributing because it retains good integrity and was built within the period of significance.	1 non-contributing garage – built c.1970
320 N. 2 nd St.	Queen Anne - non-contributing / Large two-story Queen Anne has truncated hipped roof with lower cross-gabled ells. Original details include some decorative shingle siding in gable ends and overall form. Changes include application of wide aluminum siding, removal of original porch, addition of shed-roofed porch that is completely enclosed, alteration/reduction of all windows and likely cover-up of other windows with siding, wood shake shingles added to bay window and second floor areas. Alterations have overwhelmed the original details of this house making it non-contributing in current condition.	none garage attached to house and built into front slope
321 N. 2 nd St.	Bungalow/Craftsman - contributing / One-story jerkinhead-roofed house has projecting front-gabled Craftsman type porch that features faux half timbering in the stuccoed gable end. House is also stuccoed which appears original. Retains original multi-pane over single pane windows, knee-brace brackets under the eaves, and front porch details including battered brick posts. Very good integrity.	1 contributing garage – built c.1950

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325 N. 2 nd St.	Minimal Traditional/Ranch – contributing / Small one-story side gabled house has a basement level garage and features a projecting gable-roofed front portico. Probably retains most original windows. Changes include application of wide aluminum siding. Retains sufficient integrity to be considered contributing and was built within period of significance.	none
329 N. 2 nd St.	Foursquare - contributing / Two-story square house has stucco on the first floor and wood siding on the second floor. Has pyramidal hipped roof with wide eave overhang and modillion blocks under the eaves, a hipped dormer on front roof slope, and a round window on 2nd floor of façade. Changes appear limited to wrought-iron replacement posts on porch and possibly some window replacements. Retains good integrity.	none
401 N. 2 nd St.	Cross Gabled Cottage - contributing / 1.5-story front gabled dwelling is covered with wood shake siding original to the house, exaggerated cornice returns in front gable end, distinctive round-arched front doorway flanked by Chicago-type windows that appear to be later replacements, decorative railing above front doorway. Good integrity.	1 contributing garage – built c.1950
403 N. 2 nd St.	Bungalow/Craftsman - contributing / 1.5-story, low-pitched side gabled roof with front gabled dormers and ells and wide eave overhang, shed-roofed rectangular bay window on side, enclosed front porch has half-height square posts on brick piers. Changes include application of wide aluminum siding, the porch enclosure, and likely some window replacements. Retains sufficient integrity.	1 contributing garage – built c.1945
405 N. 2 nd St.	Gable Front Cottage - contributing / One-story jerkinhead roofed house has projecting front porch with jerkinhead roof. Was recently covered with vinyl siding over the older stucco walls. Porch enclosed and some windows likely replaced. Retains sufficient integrity to be considered contributing.	1 contributing garage – built c.1945
417 N. 2 nd St.	Bungalow/Craftsman - contributing / 1.5-story, low-pitched side gabled roof with massive front-gabled project front porch (enclosed). Retains original multi-pane over single pane windows and features a distinctive round-arched entryway on the front porch. Changes include application of narrow vinyl siding and a wood ramp to front porch. Retains sufficient integrity to be considered contributing.	1 non-contributing garage
418 N. 2 nd St.	Cross Gabled Cottage - contributing / Two-story front gabled roof with cross side gabled ells, cornice returns in gabled end, canted corner bay window effect on side gabled ell, front porch has square half-height posts on brick piers. Changes include application of narrow width vinyl siding and faux shutters and probably some window replacements. Retains sufficient integrity to be contributing.	1 contributing garage – built c.1950
421 N. 2 nd St.	Side Gabled Cottage - contributing / Two-story, side gabled roof has cornice returns, retains multi-pane over single pane windows. Façade features centered front door with cantilevered hood flanked by single windows. Walls covered with stucco which may be original to design. Changes include some modern window inserts on side ell, which has basement level garage. Retains good integrity	none
601 N. 2 nd St.	Gable-front-and-wing - contributing / Two-story gabled-roofed house has front entry in front gabled ell and front gabled wall dormer on side gabled ell. House is set far back to rear of lot on blufftop. Changes include application of Masonite siding, faux shutters, wrought-iron replacement posts on porch, and probably some window replacements. Retains sufficient integrity to be contributing.	none
605 N. 2 nd St.	Bungalow/Craftsman – non-contributing / 1.5-story front gabled house has vertical board siding in front gable end and clapboard siding on main body of	1 contributing garage – built c.1945 and banked

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	house. Changes include recent addition of a wrap-around narrow porch roof with square posts and modern rail, metal awning over front 2nd floor window, front door and windows altered, and modern addition to side of house. Alterations have detracted from overall integrity making property non-contributing.	into slope of frontage
609 N. 2 nd St.	Cross Gabled Cottage - contributing / 1.5-story side gable with cross-gabled wall dormer on front. Gable ends are pedimented. Paired and single windows. Changes include application of narrow vinyl siding and alteration of front porch to wrap around to the side and having skinny square posts. Retains sufficient integrity to be considered contributing.	1 contributing garage – built c.1945 and banked into slope of frontage
622 N. 2 nd St.	Modern Residential – non-contributing / Shed-roofed one-story house has strong horizontal emphasis. Attached two-stall garage continues the horizontal emphasis with stepped-down lower pitched roofs. Changes include application of wide aluminum siding and replacement of windows with more modern single pane plate-glass windows. House built near end of period of significance, with marginal integrity to the point that it is considered non-contributing.	none
130 Colfax St.	Bungalow/Craftsman - contributing / 1.5-story side gable with steeply-pitched shed roofed dormer across front roof slope. Shed-roofed front porch is enclosed (original) and features square brick posts on brick rail and Craftsman windows. Exterior is stucco on upper floor and brick on main floor. Knee brace brackets under wide eave overhangs. Very good integrity.	1 contributing garage – built c.1945
132 Colfax St.	Foursquare - contributing / Two-story square house is covered with stucco original to design. Has brick foundation and brick base on portico porch which features square half-height posts. Hipped dormer on front of low-pitched hipped roof with wide eave overhang. Retains original multi-pane over single pane windows. Very good integrity.	none
134 Colfax St.	Bungalow/Craftsman - contributing / One-story front gabled bungalow with low-pitched front gabled portico porch that features battered brick posts and brick railing. Original multi-pane over single pane windows and stucco exterior. Shallow shed-roofed rectangular bay window on side. Very good integrity.	none
136 Colfax St.	Minimal Traditional/Ranch – contributing / One-story side gabled house has low-pitched roof with shallow eave overhang on front only. Retains wood lapped board siding and probably the original windows. Metal awnings over front windows could be older as well. Retains sufficient integrity to be considered contributing and was built within period of significance.	none
229 Elder St.	Bungalow/Craftsman - contributing / Two-story gable-on-hip roofed house is built into hillslope and features a two-level integral front porch and original multi-pane over single pane windows. Changes include application of wide aluminum siding, faux shutters, and wrought-iron replacement posts on porch and side entry stair to porch. Retains sufficient integrity to be considered contributing.	none
233 Elder St.	Foursquare - contributing / Two-story hip-roofed square house with rear ell. Rounded bay window on side, two-level front porch with some original and later enclosures. Changes include application of asbestos siding on 2nd floor but retention of narrow clapboard siding on first floor. Probably some window replacements. Retains sufficient integrity to be considered contributing.	1 contributing garage – built c.1945
234 Elder St.	Gable Front Cottage - contributing / 1.5-story jerkinhead-roofed house has cornice returns, an inset front porch, and paired and single windows with some original windows remaining including a cottage window with tracery header. Changes	none

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Table 1. Building descriptions for Lincoln/Fairview Historic District

	include application of narrow vinyl siding, replacement of porch post with modern treated post and floor and metal railing. Retains sufficient integrity to be considered contributing.	
235 Elder St.	Gable Front Cottage - contributing / 1.5-story front gabled house has cornice returns, decorative shingle siding in gable end, and narrow clapboard siding on main body of house. Front porch has round columns and clapboard-sided railing. No discernible changes. Very good integrity.	1 contributing garage -- built c.1945
241 Elder St.	Cross Gabled Cottage - contributing / 1.5-story side gable with projecting front gabled ell. Front porch inset and partially enclosed (not original). Retains narrow clapboard siding, a small lunette window in front gable end, and canted corners on side gabled ell. Changes include the porch enclosure with modern window insert, a modern window inserted on the upper floor in the front gable end, and a garage attached at basement level on north side. Retains sufficient integrity to be considered contributing.	none
303 Elder St.	Cross Gabled Cottage - contributing / 1.5-story cross gabled roof with prominent gabled and pedimented dormers on roof slopes. Wide eave overhang with modillion blocks on house and dormers. Front porch features original enclosed sunroom and open entry porch with one square post and wood rail. Windows are multi-pane over single pane, cottage window with tracery header, and fixed pane windows original to the house. Retains narrow clapboard siding on body of house and shingle siding on dormers. Very good integrity.	none
307 Elder St.	Gable Front Cottage - contributing / 1.5-story, front gabled roof has cornice returns, narrow clapboard siding, open front porch with 1/2-height square posts on clapboard-sided railing, and rounded bay window on side. Probably some window replacements. Good integrity.	none
308 Elder St.	Foursquare - contributing / Two-story square house has truncated hipped roof with flared eaves and wide eave overhang. Rounded bay window on side, front porch has half-height round posts on rusticated concrete block piers and railing. Narrow clapboard siding on house. Changes appear limited to enclosure with siding of second floor window or inset porch. Generally good integrity.	none
311 Elder St.	Bungalow/Craftsman - contributing / 1.5-story, low-pitched side gable roof with integral front porch featuring square brick and round 1/2-height posts on brick piers and railing. Small hipped dormer on front roof slope. Retains narrow clapboard siding and interesting Craftsman-type windows with X patterned muntins in top pane over single pane windows. Changes include replacement of windows in dormer and blocking of the front porch steps with vertical wood posts. Retains generally good integrity.	1 contributing garage -- built c.1945
312 Elder St.	Bungalow/Craftsman - contributing / 1.5-story, side gabled with steep shed-roofed dormer across front roof slope. Shed-roofed front porch features sunroom enclosure and open entry porch that has battered concrete (?) or stuccoed posts and railing. House clad entirely with wood shake siding original to design. Windows are original multi-pane over single pane windows. Knee brace brackets under wide eave overhang. Changes limited to insertion of modern window on façade of sunroom porch. Generally good integrity.	1 contributing garage - built c.1940 into slope, made of poured concrete and rusticated concrete blocks.
315 Elder St.	Cross Gabled Cottage - contributing / 1.5-story side-gabled house with massive front-gabled dormer. House features cornice returns and decorative shingle siding in the gable ends. Changes include application of narrow vinyl siding to main	1 non-contributing garage

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Table 1. Building descriptions for Lincoln/Fairview Historic District

	body of house and porch enclosure. Retains sufficient integrity to be contributing.	
318 Elder St.	Gable Front Cottage - contributing / 1.5-story, front gabled roof with cornice returns, narrow clapboard siding, rounded bay window on side, front porch has round columns and original railing, Chicago-type window on front may have been added later; otherwise few changes. Good integrity.	none
321 Elder St.	Gable Front Cottage - contributing / 1.5-story, low-pitched front gabled roof has shed-roofed dormers on side roof slopes. Front porch is older enclosure and features 1/2-height square posts on covered rail. Changes include application of wide aluminum siding, replacement windows, and remodeling of both dormers including inserts of small octagonal windows on sides. Retains sufficient integrity to be considered contributing.	1 non-contributing garage -- built in 1966
333 Elder St.	Modern Residential -- non-contributing / One-story, low-pitched side gabled roof, has inset porch and attached garage. Changes appear limited to application of vinyl siding. Was built just after the period of significance.	none
401 Elder St.	Minimal Traditional/Ranch -- contributing / Two-story house with low-pitched or flat roof. Attached garage. Metal front porch roof with metal posts. Single, tripled, and picture windows. Strong horizontal emphasis, with wide vinyl siding on second floor and brick veneer on 1st floor façade. Built within the period of significance in 1955. Retains sufficient integrity to be considered contributing.	none
200 Fletcher	Foursquare - contributing / Two-story square house has pyramidal hipped roof with flared eaves and wide eave overhang with modillion blocks under the eaves. Hipped dormers on roof slopes. Rounded bow window centered on center of second floor. Front porch has paired round columns and original railing on brick base. Some original windows. Front door has side lights. Changes appear primarily limited to application of wide vinyl siding. Garage attached to rear. Good integrity.	none
205 Fletcher	Foursquare - contributing / Two-story square house has low-pitched hipped roof with wide eave overhang and hipped dormer on front roof slope. Changes include application of wide wood siding to main body (could be original), small-scale two-story garage/living quarters addition to side, addition of tall brick chimney, and perhaps some modification of front portico enclosed porch. While marginal, generally considered to retain sufficient integrity to be considered contributing.	none
208 Fletcher	Foursquare - contributing / Two-story square house has pyramidal hipped roof and wide eave overhang and hipped dormer on front roof slope. Front porch has round posts and wood railing. Changes appear limited to application of wide vinyl siding and some possible window replacements. Good integrity.	1 contributing garage -- built c.1930
209 Fletcher	Hipped Cottage -- non-contributing / One-story pyramidal hipped roof square house has brick chimney at roof apex. Small eyebrow-shaped porch hood with knee brace brackets over front door. Changes include application of asbestos siding, insertion of a Chicago-type modern window in façade, and attachment of a one-stall shed-roofed garage to side of house which appears to have removed a canted corner bay window in the process (see 1928 and 1962 fire insurance maps). Alterations overwhelmed this small-scale house making it non-contributing.	none
211 Fletcher	Gable Front Cottage - contributing / 1.5-story, front gabled roof has gabled dormer on side. Façade features gable screen in gable end and shed-roofed open porch with full-height round posts and side rails. Retains narrow clapboard siding and at least some original windows. Good integrity.	none

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Table 1. Building descriptions for Lincoln/Fairview Historic District

250 Fletcher	Queen Anne/Stick - non-contributing / Greatly altered two-story house with hipped roof and lower cross gabled ells. House has been altered by application of stucco, the addition of a wrap-around stuccoed porch with round-arched openings, the removal of all of the decorative woodwork details including sunbursts, rosettes, scrollwork, and bargeboards) and distinctive window hoods. Windows have also likely all been replaced. Very difficult to recognize this house from its historic photograph. Non-contributing in current condition.	1 non-contributing garage — built c.1980
254 Fletcher	Stick - contributing / Distinctive two-story house with corner tower capped with a spire-type roof. Jerkinhead roof details accented by highly decorative bargeboards. Rounded bay window on side. Some decorative shingle siding remains. Changes include application of narrow-width vinyl siding, removal of original front porch and addition of bay window and screened-in porch to façade, removal of wrought-iron crests on roof ridges. Generally retains good integrity.	1 contributing garage - stuccoed Craftsman-type garage built c.1930 in triangular lot to rear where original carriage barn once stood.
138 Grant St.	Queen Anne - non-contributing / Two-story, low-pitched hipped roof with slight eave overhang. Cantled corner rectangular bay window cantilevered on second floor, pedimented portico entry porch enclosed/altered, retains a few older window hoods which have been covered with siding in most cases. House has been altered with the application of wide aluminum siding, the likely removal or covering over of highly decorative woodwork details and siding, and a large two-story addition made to the rear of the house doubling its size. Considered non-contributing in current state but could be candidate for restoration.	none
140 Grant St.	Foursquare - contributing / Large two-story square house with rear ell. Large extended front porch has full-height square posts and decorative railing. Retains clapboard siding. Few discernible changes except for small garage attached to side, appears historic in age. Very good integrity.	none
144 Grant St.	Gothic Revival - contributing / Two-story T-shaped gabled house has two front entries recessed on either side of the front gabled ell and underneath the wrap-around porch. May have been built originally as a double house. Retains clapboard siding and vertical board siding with round decorative medallions in gable ends, Gothic shaped windows in dormers on second floor, and chamfered posts and decorative woodwork on porch. Very good integrity.	none
154 Grant St.	Gothic Revival - contributing / Two-story gable front and wing house with highly decorative bargeboards in gable ends, paired arched windows in front gable end, rectangular bay window with bracketed eaves and decorative woodwork details, highly decorative porch with chamfered posts and elaborate spindlefrieze. Retains clapboard and decorative shingle siding. Very good integrity.	1 contributing carriage house - associated with dwelling but actually fronts Colfax
106 W. Kanesville	Church/Public Architecture - contributing / Two-story brick church has hip roof with side gabled ells and projecting gable front portico that has a Greek temple look with closed pediment, two-story high Ionic columns, circular window in pediment, entablature, and denticulated friezeboards. Clay tile roof, stone quoins at corners, and distinctive projecting front vestibule. Windows include round-arched and single rectangular windows. Very good integrity.	none
116 W. Kanesville	Foursquare - contributing / Two-story square house with pyramidal hip roof and hipped dormers on roof slopes. Wrap-around porch has round columns and wood railing. Rounded bay windows on sides. Retains clapboard siding and some original windows. Good integrity.	none

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120 W. Kanesville	Foursquare - contributing / Originally built as a two-story square dwelling. Was later greatly enlarged with multi-story rear addition sometime between the time of the 1928 fire insurance map and the updated 1962 map. Retains narrow clapboard siding, oval window centered on 2nd floor façade, hipped roof with hipped dormers. Recent changes included replacement of porch posts and railing with modern square posts and millwork. Retains generally good integrity despite porch alteration, with large rear addition appearing to have been added within period of significance. <i>Note: Building is slated for demolition.</i>	none
140 W. Kanesville	Church/Public Architecture - contributing / Large brick church has front-gabled sanctuary section, with rear side gabled L, with church having a T-shaped plan originally. Multi-story square tower with castellated parapet at intersection of two ells on east side. Gothic-arched windows with stained glass. Only major change has been the construction of a large addition on the back of the building in 2004. This addition contains a gymnasium but did not adversely impact the integrity of the original building.	none
208 W. Kanesville	Foursquare - contributing / Two-story square house, pyramidal hipped roof with hipped dormer on front roof slope. Retains narrow clapboard siding and some original windows. Front porch is enclosed but appears to be an older enclosure for a sunroom and an enclosed entry porch that has a full-height square post. Only discernible change is the replacement of the window in the front dormer. Good integrity.	1 non-contributing garage – built in 1993
210 W. Kanesville	Foursquare - contributing / Two-story square house, pyramidal hipped roof with hipped dormer on front roof slope. Similar to 208 W. Kanesville but has paired windows on 2nd floor rather than single windows. Exterior is textured. Front porch is older enclosure but has battered brick posts and brick railing. Some windows replaced but window in dormer is original multi-pane window. Good integrity.	none
214 W. Kanesville	Gable Front Cottage - contributing / 1.5-story front gable with rear side gabled ell has front gable projecting and offcenter porch that has ½-height square posts on brick piers and brick railing. Changes include application of narrow vinyl siding and replacement windows. Retains sufficient integrity to be considered contributing.	1 non-contributing garage – built in 2004
218 W. Kanesville	Hipped Cottage – contributing / One-story, pyramidal hipped roof has very wide eave overhang. Rounded bay windows on side and front corner. Hip-roofed front porch is enclosed but may be original enclosure. Retains narrow clapboard siding. Porch has multi-pane over single pane windows indicating an early 20th c. porch construction. House appears older than porch. Changes include addition of metal-railed concrete tiered steps to front and basement-level front entry related to conversion to multi-family housing. Retains sufficient integrity to be contributing.	1 contributing garage – built c.1955
224 W. Kanesville	Gable-front-and-wing - contributing / Two-story front gable with one-story side gabled ell has enclosed porch added to side. Paired windows. Wrought-iron post at front door hood. Changes may be limited to application of vinyl siding. Retains sufficient integrity to be considered contributing.	1 non-contributing garage built c.1960
211 Lafayette	Gable Front Cottage - contributing / 1.5-story, front gabled roof has shed-roofed dormers on side roof slopes and cornice returns in gable ends. Front porch has four square posts. Front door has transom window and is centered on the façade and flanked by a cottage window and single double-hung window. Changes have	none

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	included application of wide aluminum siding and possibly some window replacements. Retains sufficient integrity to be considered contributing.	
213 Lafayette	Bungalow/Craftsman - contributing / Very unusual steeply pitched side gabled roof with extended slope over enclosed front porch. Has steep shed-roofed dormer in front. Overall scale of house very narrow for this type of design and built to fit on very narrow lot. Two-story rectangular shallow bay window on side. Changes have included application of narrow, porch enclosure, and likely some window replacements. Retains sufficient integrity to be considered contributing.	1 contributing garage – built c.1930
215 Lafayette	Gable Front Cottage - contributing / 1.5-story, front gabled roof has cornice returns, vinyl siding; Cornice returns. Front porch is older enclosure. Changes include application of narrow vinyl siding and likely some window replacements. Retains sufficient integrity to be considered contributing.	1 contributing garage – built c.1950
217 Lafayette	Bungalow/Craftsman - contributing / One-story rectangular house has massive pyramidal hipped roof with eave overhang. Front-gabled portico porch has wide eave overhang and ½-height square posts on covered rail. Porch is enclosed but older enclosure. Changes include application of wide vinyl siding and likely some window replacements. Retains sufficient integrity to be contributing.	1 contributing garage, – built c.1950
227 Lafayette	Bungalow/Craftsman - contributing / One-story rectangular house with massive pyramidal hipped roof with eave overhang and front-gabled portico porch with wide eave overhang and exposed rafter ends. Very similar to 217 Lafayette. Porch has full-height square posts and wood railing. Cottage windows on façade have tracery headers. Shingle siding in front gable end of porch may be original. Rest of siding is vinyl siding. Retains sufficient integrity to be contributing.	1 contributing garage – built c.1950
229 Lafayette	Bungalow/Craftsman – non-contributing / One-story pyramidal hipped house, with rounded bay window on side. Similar to 217 and 227 Lafayette in design. Changes have included application of aluminum siding, a modern deck addition to front, modern window insert on front façade, and new square posts on small portico porch. Recent changes have overwhelmed this small-scale house making it non-contributing.	1 contributing garage – built c.1950
233 Lafayette	Foursquare - contributing / Two-story square house has pyramidal hipped roof with gabled dormer on front roof slope. Changes include application of narrow width vinyl siding, removal of full-width front porch, and likely some window replacements including replacement of dormer windows with vents. Marginal integrity but scale of house and remaining elements give sufficient integrity to be considered contributing.	1 contributing garage – built c.1930
245 Lafayette	Gable-front-and-wing - contributing / Two-story front gable with rear side gabled ell. Front porch partially enclosed. Paired and single windows. Changes include application of narrow width vinyl siding, porch enclosure, and use of wrought-iron porch on open portion of porch. Retains sufficient integrity to be contributing.	none
247 Lafayette	Gable-front-and-wing - contributing / Unusually narrow and small-scale two-story gabled front and wing house. Has paired windows in gable pediment and at 2nd and 1st floors with front door to left. Changes include application of asbestos siding and use of wrought-iron replacement posts on porch. Retains sufficient integrity to be considered contributing.	1 contributing garage – built c.1930
249 Lafayette	Gable Front Cottage - contributing / One-story, front-gabled roof with projecting front-gabled porch with wide eave overhang. Porch is enclosed but is older enclosure. Retains clapboard siding. Good integrity.	1 contributing garage – built c.1930

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Table 1. Building descriptions for Lincoln/Fairview Historic District

255 Lafayette	Gable Front Cottage - contributing / 1.5-story, front-gabled roof with wide eave overhang. Projecting front-gabled porch also has wide overhang and exposed rafter ends. Porch has ½-height square posts on stuccoed railing. House body is also stuccoed, which may be historic. Generally retains good integrity.	none
261 Lafayette	Gable Front Cottage - contributing / Narrow one-story front gabled house with small projecting front gabled portico porch. Porch is enclosed. House is covered with wide vinyl siding. Despite changes, house retains sufficient integrity to be considered contributing particularly because of its unusual small scale to fit this narrow lot.	1 non-contributing garage – built 1980
263 Lafayette	Gable Front Cottage - contributing / 1.5-story, front-gable roof has gabled wall dormer on side. Porch is front gabled portico with full-height square posts and wood railing. Retains narrow clapboard siding. Multi-pane window on front 1st floor may be replacement. Otherwise retains good integrity.	none
307 Lafayette	Bungalow/Craftsman - contributing / Two-story side gabled house with jerkinhead roof ends. Gabled dormer on front roof slope has faux half timbering. Eyebrow shaped hood supported by knee brace brackets over front door. Knee brace brackets also under wide eave overhangs. Single, paired, and triple windows, some original multi-pane over single pane windows. Changes include application of narrow width vinyl siding and modern addition on northwest corner. Retains generally good integrity.	1 contributing garage – built c.1950
308 Lafayette	Hipped Cottage – contributing / One-story, truncated hipped roof flares at eaves, front portico porch has chamfered posts and spindle frieze. Retains clapboard siding. Good integrity.	1 contributing garage
312 Lafayette	Italianate - contributing / Distinctive two-story frame house has pyramidal hipped roof with slight eave overhang. Rounded bay window on front has denticulated frieze and decorative wood panels below windows. Front portico porch has chamfered posts, brackets, and denticulated friezeboard. Retains clapboard siding. Very good integrity.	1 contributing garage – built c.1940
321 Lafayette	Bungalow/Craftsman - contributing / Two-story front gabled house has wide eave overhang. Front-gabled portico porch also has wide eave overhang and faux half timbering in gable end. Porch has full-height posts clad with narrow wood siding. Shallow rectangular cantilevered bay window on side has shed roof. Changes include application of wide Masonite siding and window replacements. Basement may be from older house, with the extant house built in the early 1900s, or the extant house represents a complete remodeling of an older house in the early 1900s. Style does not match history of house, which reportedly had a blacksmith shop in the basement level before the Civil War.	1 non-contributing garage – built in 1969
103 Lawton Terrace	Minimal Traditional/Ranch – contributing / One-story house has low-pitched hip roof with projecting hip-roofed ell on façade. Attached hip roofed garage. Retains clapboard siding. Garage attachment may be addition. House built within the period of significance. Retains sufficient integrity to be considered contributing.	none
109 Lawton Terrace	Minimal Traditional/Ranch – contributing / One-story hip-roofed brick veneered house. Has attached garage. Retains good integrity. Built within period of significance.	none
309 Lawton Terrace	Gable Front Cottage - contributing / 1.5-story, front gabled roof has cornice returns and gabled dormer on side roof slope. Inset front porch has square post. Rounded bay window inset on façade. Changes include application of wide	none

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	asbestos siding. It is likely that the fancy gable screen and the narrow bands of shingle siding at the 1st/2nd floor break on the façade and over the garage door are more recent additions. Lunette window in front gable peak. One-stall garage is attached to side. Retains sufficient integrity to be contributing.	
312 Lawton Terrace	Italianate - contributing / Two-story rectangular house has low-pitched hip roof with slight eave overhang. Front porch has round posts. Changes include application of asbestos siding, modern gazebo addition and deck added to front and wood deck added to rear. While gazebo is a modern intrusion, the historic house retains sufficient integrity to be considered contributing.	1 contributing garage – built c.1950 1 non-contributing structure – modern gazebo
315 Lawton Terrace	Bungalow/Craftsman - contributing / 1.5-story, low-pitched side gabled roof extends over front porch, gabled dormer on front roof slope, porch has ½-height square posts on clapboard covered railing. Retains narrow clapboard siding and some original multi-pane over single pane windows. Changes include some window replacements and addition of stairs to 2nd floor on side. Good integrity.	none
316 Lawton Terrace	Italianate - contributing / Two-story square house with rear ell has low-pitched hip roof and slight eave overhang. Retains narrow clapboard siding, peaked lintel boards on windows, cornerboards, 2/2 double-hung windows. Changes include early 20th c. porch hood with square posts and fanlight front door. Some additions to rear. Retains good integrity.	none
320 Lawton Terrace	Hipped Cottage – contributing / One-story, hip roof with slight eave overhang, rounded bay window on side, early 20th c. porch with low-pitched gabled roof, ½-height square posts and covered rail. Retains some 2/2 double-hung windows. Changes include application of asbestos siding. Retains sufficient integrity to be considered contributing.	1 contributing garage – built c.1940
323 Lawton Terrace	Gable-front-and-wing - contributing / One-story side gable with slight front gabled ell. House has linear emphasis. Small front portico porch has full-height square posts. Some multi-pane over single pane windows. Walls are stucco on upper portion and brick on lower portion. This could be an older house that was updated in the early 20th c. Retains sufficient integrity to be contributing.	none
326 Lawton Terrace	Foursquare - contributing / Two-story square house has pyramidal hip roof with slight eave overhang. Front porch has full-height square posts that may be more recent replacements. Other changes include application of narrow width vinyl siding. Retains sufficient integrity to be contributing.	1 contributing garage
327 Lawton Terrace	Cross Gabled Cottage - contributing / Two-story house has front gabled orientation with cross gabled ells. Paired, single, and cottage windows. Shed roofed front porch has wrought-iron replacement posts. Other changes include application of asbestos siding and some window replacements. Retains sufficient integrity to be considered contributing.	1 contributing garage – built c.1930
332 Lawton Terrace	Italianate - contributing / Two-story rectangular house has low-pitched hip roof with slight eave overhang. Façade has four windows across 2nd floor, with three windows and door across 1st floor. Windows are 2/2 double-hungs. Front porch is full width with slight projection at front door and has full-height round columns and covered railing probably an early 20th c. remodel. Changes include application of asbestos siding. Retains generally good integrity.	1 non-contributing garage – built c.1970
333 Lawton Terrace	Cross Gabled Cottage - contributing / Two-story side gable with cross gabled ells and gabled dormers on side. Paired, single, and Chicago-type windows. Front porch has ¾-height square posts on covered rail and denticulated friezeboard.	none

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	Changes include application of asbestos siding, insertion of Chicago-type window, addition of one-stall garage to side. Retains sufficient integrity to be considered contributing.	
336 Lawton Terrace	Gable-front-and-wing - contributing / Two-story gable front and wing has cornice returns, corbelled brick chimney, paired and cottage windows. Changes include application of aluminum siding, replacement windows, and a modern two-tier deck to the front. The deck certainly detracts from the historic integrity but overall retains sufficient integrity to be considered contributing.	1 non-contributing garage – built c.1960
340 Lawton Terrace	Hipped Cottage – contributing / 1.5-story hip-roofed house has projecting hip-roofed sleeping porch above open porch on front that has full-height square brick posts. Retains clapboard siding and some original windows. Good integrity.	none
344 Lawton Terrace	Cross Gabled Cottage - contributing / 1.5-story front gable with cross gabled ell. Cornice returns on front gable end. Inset front porch. Was clad with asbestos siding, has recently been clad with narrow width vinyl. Other changes include wrought-iron replacement post on porch and replacement of front window with plate glass. Retains sufficient integrity to be considered contributing.	none
348 Lawton Terrace	Modern Residential – non-contributing / One-story rectangular house has low-pitched hip roof and wide Masonite siding. Rounded bow window on front with door to right. Built after the period of significance.	1 non-contributing garage – built 1984
203 Oakland	Minimal Traditional/Ranch – contributing / One-story side gabled house with stepped down front gables on left side of façade and on projecting enclosed portico entryway. Red brick veneer exterior, with wide lapped board siding in gable ends. Vertical boards with scalloped ends cover front gable on façade. Windows include single, paired, and Chicago-type windows. Garage in basement stall. Use of brick complements other buildings on this block. Very good integrity.	none
205 Oakland	Colonial Revival - contributing / Two-story side gabled house has tile roof, small gabled dormers on front roof slope that also have tile roofs and closed gable ends, roof has cornice returns and modillion blocks under eave overhang, windows have keystone details on lintels, lunette windows in gable ends, exterior has red brick veneer. Centered front door has fanlight and side lights. Door and side lights are either leaded glass or tracery windows. Front porch is a small portico with round-arched detail and square posts with wood railing. Changes may be limited to some possible window replacements. Very good integrity.	1 contributing garage – matches house style including tile roof
217 Oakland	Side Gabled Cottage – contributing / 1.5-story, side gabled house has shed-roofed dormer on front roof slope and wide eave overhang with knee brace brackets. Narrow clapboard siding on body of house with wood shake in gable ends and on dormer. Cantilevered rectangular bay window on façade. Shed-roofed porch has modern posts and flooring. Windows are multi-pane over single pane windows. Changes appear limited to porch alteration and addition of deck to side. Generally good integrity. Bungalow/Craftsman - contributing / Second small house to rear of lot has same address. One-story side gabled house has clapboard siding and small gabled porch hood over front door with knee brace brackets. Windows are 1/1 double-hungs. Retains good integrity.	1 contributing garage – large two-story multi-stall garage to rear appears to be poured concrete but could be older brick building with concrete parging. Wood garage doors. Interesting building.
221 Oakland	Modern Residential – non-contributing / One-story low-pitched side gabled house has raised and projecting roofline over front entryway. Wood lapped siding. Built	1 non-contributing garage – built c.1970

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Table 1. Building descriptions for Lincoln/Fairview Historic District

	c.1960 after the period of significance for the district.	
225 Oakland	Minimal Traditional/Ranch – contributing / Three unit rental apartments. One-story with low-pitched side gabled roofs that step down and back with each unit. Exteriors clad with red brick veneer. Retains sufficient integrity and was built within the period of significance.	2 non-contributing garages built in 1973
255 Oakland	Public Architecture (apartment building) - contributing / Large, four-story U-shaped apartment building. Red brick exterior with stone or cast concrete bands at 1st and 4th floors and around stepped parapet. Strong horizontal emphasis. Rows of multi-pane casement windows along with multi-pane over single pane double-hung windows. Entryways are inside courtyard. Pergola at gate entry in Sioux Quartzite retaining wall. Very good integrity.	1 contributing garage – five-stall brick garage of historic age 1 contributing structure – pergola
295 Oakland	Cross Gabled Cottage - contributing / 1.5-story, side gabled house with cross gabled ells and dormers. Unusual battered wall effect on front dormer, which also has a closed gable end, with octagonal vent and row of casement windows. Modillion blocks under eaves of dormer and roof. Front porch is projecting gabled portico with paired full-height Ionic columns and vertical board decorative treatment in gable end. Rounded bay window on façade. Shutters actually close over windows on first floor. Changes appear largely limited to application of wide aluminum siding. Good integrity.	1 contributing garage – built c.1930
301 Oakland	Foursquare - contributing / Large impressive home built on large corner lot. Probably architect designed. Two-story square house with ells, Hipped roof has wide eave overhang and hipped dormers on roof slope. Exterior is clad with wood shake siding, with horizontal bands at 1st/2nd floor break and at watertable. Portecochere on north side with driveway. Large wood shake-sided porches on south and east side. Windows include original cross-muntin panes over single pane windows. Very good integrity.	1 contributing garage – two-story matches house style
314 Oakland	Foursquare - contributing / Distinctive buff-colored brick house. Two-story, square house with rear ell. Pyramidal hipped roof has hipped dormer on front roof slope. Dormer has shingle siding and modillions blocks under eaves as does main roofline. Front porch has full-height round columns and turned railing. 2nd floor façade has round-arched window flanked by single 1/1 double-hung windows. Cottage windows on 1st floor façade flanking front door. Fixed pane windows in dormer. Very good integrity.	1 contributing garage – built c.1940
315 Oakland	Gable Front Cottage - contributing / 1.5-story front gable has cornice returns on gable end, round-arched vent in gable peak and two casement-type windows with decorative shed-roofed hoods on 2nd floor. Front porch has 3/4-height round posts on wood-paneled piers with turned railing. Porch wraps-around the southwest corner and has a denticulated friezeboard as does the main roofline of the house. Very narrow clapboard siding. Very good integrity.	1 contributing garage
318 Oakland	Cross Gabled Cottage - contributing / 1.5-story, hip roof has hipped and jerkinhead-roofed dormers on roof slopes and cross gabled ells. Front porch has 3/4-height round posts on brick piers with turned railing and scrollwork brackets. Windows included single, paired, tripled and round. Clapboard siding. Very good integrity.	1 contributing garage – built c.1940
320 Oakland	Italianate – non-contributing / Original house was a two-story Italianate house with bracketed eaves, a cupola on the roof apex, and a large wrap-around and highly decorative porch. In 1950, the house was seriously altered by the removal	1 contributing garage – built c.1950

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Table 1. Building descriptions for Lincoln/Fairview Historic District

	of the entire second floor and the large porch. The current house is a one-story hip-roofed cottage with only the rounded bay window traceable back to the original house. The house is clad with vinyl siding, with the windows and doors all replaced after 1950. Alteration was severe, making house non-contributing.	
321 Oakland	Tudor Revival - contributing / Impressive 1.5 story low-pitched side gabled house has tile roof, shed roofed dormer on front roof slope, and front gabled projections at sides of façade. Front porch is a portico with solid brick piers and railing. Front door has side lights. Faux half-timbering with stucco in gable ends. Windows include fixed casement windows in dormer, tripled 6/1 windows, and a variant of the Chicago-type window on the center of the façade with a large plate glass window flanked by 6/1 double-hungs. Probably architect designed. Very good integrity.	1 contributing garage
360 Oakland	Foursquare - contributing / Two-story house has pyramidal hipped roof that flares at the wide eave overhang and has a hipped dormer on the front roof slope. Pedimented rounded bay window on the side and rounded bay window on 2nd floor on left side of façade. Front porch has paired and tripled ¾-height round posts on clapboard sided railing. House clad with narrow clapboard siding. May have some window replacements including vent in dormer window opening. Good integrity.	1 contributing garage – built c.1950
400 Oakland	Queen Anne/Stick - contributing / Impressive two-story house has steep pyramidal hipped roof with lower cross gabled ells. Highly decorative house has narrow clapboard siding, with bands of decorative shingle siding on body of house and gabled projections and dormers. Additional decorative effect by use of wood banding across 2nd floor and around windows. Palladian-like window in front gable peak, rounded bow window on 1st floor façade, and wrap-around porch on corner of house. Porch has full-height chamfered posts with turned railing. Probably has some window replacements, otherwise very good integrity.	1 contributing garage – built c.1940
402 Oakland	Queen Anne - contributing / Impressive two-story house has steep pyramidal hipped roof with lower cross gabled ells and dormers. Very large wrap-around porch has projecting pedimented entryway, with entire porch having paired full-height and ¾-height Ionic columns on a rusticated concrete block foundation and piers. Porch has wood railing, with one of the posts a replacement. The body of the house has clapboard siding on the 1st floor and at least two kinds of decorative shingle siding on the 2nd floor. Yet a third type of shingle siding on the gable peaks along with sunburst woodwork. Windows include 1/1 double-hungs and a variety of Queen Anne type windows and decorative headers. Doors have transom windows. Very good integrity.	1 contributing garage – built c.1950
405 Oakland	Cross Gabled Cottage - contributing / 1.5-story, hip roof with cross gabled ells has cornice returns in gable ends, gabled dormer, and rounded bay on south side. Wrap-around porch has projecting pediment entryway and full-height round posts with wood railing. Clapboard siding. Windows include 1/1 double-hungs and cottage windows with leaded glass headers. Very good integrity.	1 contributing garage – built c.1950
408 Oakland	Queen Anne - contributing / Impressive two-story house has hipped roof with cross gabled ells, dormers and other projections. Siding includes narrow clapboard on 1st floor and three types of decorative shingle siding on 2nd floor and gable ends in addition to decorative woodwork details. Porch is a pedimented portico porch over front entry and supported by full-height round columns. Original porch	1 contributing garage – built c.1945

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	wrapped around the front and south sides. Rounded bay windows on sides. Brick chimney top removed on north side but rest of chimney remains along side wall of house. Some original windows including a cottage window with header, but some windows may be replaced. Good integrity.	
409 Oakland	Cross Gabled Cottage - contributing / Smaller scale two-story with gabled rooflines. Shed roof wall dormer on side gabled ell. Front porch has full-height square posts and aluminum siding covered railing. Changes include application of wide aluminum siding and faux shutters to some windows. Retains sufficient integrity to be considered contributing.	1 contributing garage – built c.1950
412 Oakland	Queen Anne (Free Classic, foursquare-like massing)- contributing / Interesting two-story square house with pyramidal hipped roof and lower cross gabled massive wall dormer over façade. Variation of Palladian window in the paired windows capped with large lunette window centered on the 2nd floor and extending into the dormer. Decorative details include scrolled gable screens. Windows include 1/1 double-hungs, square, lunette with keystone detail, and cottage window with header. Narrow clapboard siding. Front portico porch has paired 3/4-height round posts on concrete masonry piers. Very good integrity.	1 contributing garage – built c.1950
415 Oakland	Foursquare - contributing / Two-story square house with rear ell bump-out. Pyramidal hip roof with hipped dormer on front roof slope and wide eave overhang. Dark brownish red brick exterior walls. Front porch is low-pitched front gabled with wide eave overhang and has 1/2-height square brick posts on brick piers and railing. Windows include some multi-pane over single pane windows. Dormer windows replaced. Front door has side lights. Good integrity.	1 contributing garage - built c.1930
416 Oakland	Hipped Cottage – non-contributing / Originally built as a two-story Queen Anne but was remodeled into a one-story pyramidal hipped cottage following a fire in the late 1930s-40s. Rounded corner bay window with peaked conical roof harks back to the original Queen Anne design. Wide lapped board siding. Windows are multi-pane 1940s-era windows. Gabled hood over front door has knee brace brackets. Extensive remodel of original house remnant makes it non-contributing.	1 non-contributing garage – built c.1980
417 Oakland	Foursquare - contributing / Two-story square house has two-story sunroom/sleeping porch ell on side. Hip roof has wide eave overhang. Front door has flat roof overhang with console brackets. Segmental-arched door and doorway on front. House is stuccoed. Windows include some original multi-pane over single pane windows but some may be replaced. Good integrity.	1 contributing garage – built c.1930
420 Oakland	Foursquare - contributing / Two-story square house has pyramidal hipped roof with hipped dormer on side roof slope and low-pitched gabled wall dormer centered above façade. Pedimented portico porch has square full-height posts. Windows include 1/1 double-hungs and cross-muntin pane over single pane and fixed pane windows. Changes include application of narrow width vinyl siding. One-stall garage attached at basement level, excavated into slope. Good integrity.	none
424 Oakland	Italian Renaissance - contributing / Impressive two-story rectangular house with low-pitched hip roof with very wide eave overhang with modillion blocks under eaves of main roof and porch roof. Front portico porch has 3/4-height round columns on wood-paneled square bases. Exterior is red brick. Strong horizontal emphasis to roofline, massing of house, and design of windows, particularly on the 2nd floor where the windows are rather squat. Some or all of the windows may be replacements. Good integrity. Probably architect designed.	1 contributing garage – built c.1950 or earlier

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476 Oakland	Cross Gabled Cottage - contributing / 1.5-story, cross gabled roofline has closed gable ends. Rounded bay window on side. Front porch wraps around and has full-height square posts and no railing. Recent changes include application of vinyl siding, including "fishscale shingle" type vinyl siding in front gable end, and insertion of new front door with sidelights. Older change includes insertion of Chicago-type window on center of front façade underneath porch. One-stall garage attached to side of house. Retain sufficient integrity to be contributing.	none
501 Oakland	Cross Gabled Cottage - contributing / 1.5-story house with cross gabled roofline. Canted corner bay window has cottage window with grid-patterned header. Front porch has full-height square posts and pedimented entry somewhat obscured by addition of latticework panels in-between posts. House has been stuccoed but probably not original. Retains sufficient integrity to be contributing.	none
507 Oakland	Minimal Traditional/Ranch - non-contributing / One-story rectangular house with basement level garage cut into slope. Low-pitched hip roof. Wood siding. Built just after period of significance making property non-contributing.	none
510 Oakland	Queen Anne/Romanesque - contributing / Impressive and massive two-story house has multiple pyramidal hipped rooflines that flare at the wide eave overhang with lower hipped ells. Modillion blocks under eaves. Rounded one-story bow window on front has curved glass windows. Two-story rounded bay windows on sides. Gabled dormers on front and side roof slopes. Wrap-around porch has pedimented entry. Porch posts are ¾-height round posts that are single and paired with decorative handwrought scrolled railing. The posts and rail are reconstructions, the porch having been furnished since 2002. Exterior is Jasper, MN, granite that is rough cut and a dark pink in color. Two tall brick chimneys are extant. Architect designed house. Highly decorative design. Very good integrity.	1 contributing teahouse also have half interest in garage with 520 Oakland (counted with that property)
517 Oakland	Foursquare - contributing / Two-story square house with rear ell has pyramidal hipped roof with eave overhang and shed-roofed dormer on front roof slope. Two-story rounded bay window on side and one-story rounded bay window on 2nd floor on left side of façade. Front porch has round ¾-height posts on brick piers with wood railing. Walls and dormer are completely clad with wood shake siding. Probably some window replacements but otherwise good integrity.	1 contributing garage -- built c.1950
519 Oakland	Foursquare - contributing / Two-story square house with two-story sunroom/sleeping porch ell on side. Pyramidal hipped roof has hipped dormer on front roof slope and wide eave overhang. Front porch recently restored with full-height square posts and wood railing. Exterior is stucco, which could be original to design. Front door has side lights. Some multi-pane over single pane windows remain but some are replacements and one is a modern Chicago-type window insert. Retains sufficient integrity to be contributing.	1 contributing garage -- built c.1930
520 Oakland	Bungalow/Craftsman - contributing / Impressive, two-story Arts and Crafts inspired house that was designed by local architect, J. Chris Jensen as his own home. Main body of house has front-gabled roof with wide eave overhang and exposed rafter ends. Large front-gabled portico porch has wide eave overhang and distinctive open to the rafters on interior roof with kingpost trusses exposed. Porch has ¾-height wood shake sided posts on battered brick piers and a wood railing. Body of house is covered with wood shake siding. Unusual sleeping porch extension out from 2nd floor on side is supported by shingled posts, with the porch serving as the roof of the side porch. Both the front and side porches are	1 contributing garage -- half interest with 510 Oakland 1 contributing structure - pergola

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	connected by a brick patio. A rectangular bay window extends out from the side of the sleeping porch and is supported by wood posts with extended joist details. Windows include at least some of the original multi-pane over single pane windows and fixed pane windows. Very good integrity. Arts and Crafts-inspired pergola at sidewalk entry to property along concrete retaining wall.	
524 Oakland	Queen Anne - non-contributing / Two-story front gable with cross gabled ells. Has two-story sunroom/sleeping porch on side. Changes include removal of wrap-around porch, application of aluminum siding, and recently the addition of a large low-pitched gable brick-veneered addition and open "Craftsman"-type porch to the façade of the house. Modern addition covers historic building to the point that is non-contributing.	none
528 Oakland	Cross Gabled Cottage - contributing / Smaller scale two-story with cross gabled roofline, canted corner bay window, canted corners on side gabled ell as well. Front porch wraps slightly and is a highly decorative Queen Anne type porch with turned posts, wood railing, and a distinctive Eastlake-inspired cut-out friezeboard. Decorative sunburst and other woodwork gable screens in all gable ends. Clapboard siding on 1st floor and decorative shingle siding on second floor. Some window replacements but otherwise very good integrity.	1 non-contributing garage - built c.1980
529 Oakland	Bungalow/Craftsman - contributing / 1.5-story, side gable roof extends out over front porch, which has ¾-height square posts on wood base and clapboard sided railing. Gabled dormer on front roof slope. Shallow rectangular bay window cantilevered on side. Wide eave overhang has knee brace brackets. First floor clad with narrow clapboard, with 2nd floor clad with wood shingle siding. At least some original multi-pane over single pane windows extant. Very good integrity.	1 contributing garage - share half interest with 347 Sherman
534 Oakland	Colonial Revival - contributing / Impressive two-story side gabled house was probably architect designed. It features two closed gabled dormers on the front roof slope, a number of original multi-pane over single pane and fixed pane windows, one-story rounded bay windows on sides and front, full width front porch with extended pedimented entryway. Porch has full-height paired and single round fluted columns and wood railing. Centered front door has transom and side light windows. Garage was built into front slope and is attached at basement level. Changes include application of aluminum siding but generally the house retains good integrity.	none
600 Oakland	Foursquare - contributing / Two-story square house with pyramidal hipped roof. Gabled dormer on front roof slope. Full-width front porch has ¾-height round Ionic columns on wood-paneled bases and a decorative lattice-type wood railing. Windows include Palladian window in dormer, circular window centered on 2nd floor, cottage windows with headers and squarish 1/1 double-hungs. Changes include application of narrow width vinyl siding and probably some window replacements. Good integrity.	1 contributing garage - built c.1950
605 Oakland	Modern Residential - non-contributing / Split Foyer type modern house built in 2000. Replaced older home on this lot.	none
606 Oakland	Tudor Revival - contributing / Impressive two-story house was likely architect designed. Side gable orientation with jerkinhead ends to main roofline. Projecting front gabled wall dormer has faux half timber detailing. Flat roof projects out over front entry and has wrought-iron posts. Body of house is stuccoed with wood banding and faux half timber details reflecting Tudor stylistic influence. Windows	none

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	include multi-pane over single pane windows including some with cross-hatching type of pattern. Canted two-story garage attached to southwest corner of house. Very good integrity.	
608 Oakland	Bungalow/Craftsman - contributing / Impressive Arts and Crafts influenced home that is probably architect designed. Two-story brick house has massive hipped roof with wide eave overhang and hipped dormers on front and side roof slopes. Brickwork has distinctive diamond-shaped stone or concrete accents at 1st/2nd floor break and around 2nd floor central window. Central front door has rounded flat roof with wrought-iron railing and slight projects out from the body of the house with a second balcony type railing above the door. Distinctive segmental arched three-part window centered on 2nd floor. Changes include some possible window replacements and the addition of a three-stall garage at basement level to the front of the house (cut into slope). This is an older garage and does not obscure the façade of the house. Very good integrity.	none
615 Oakland	Cross Gabled Cottage - contributing / Highly decorative Queen Anne cottage. Smaller scale 1.5-story house has wrap-around porch with paired ¾-height round posts on masonry piers, wood railing, and modillion blocks under the eaves. Hipped and shed-roofed dormers on hipped and gabled roof create a complex roofline. Siding includes clapboard and decorative shingle siding with decorative wood accents and details. Bow window on façade and underneath porch. Windows include cottage window with stained glass header, fixed-pane casement windows and 1/1 double-hung windows. Very good integrity.	1 contributing garage – brick, built c.1930
624 Oakland	Italianate - contributing / Impressive two-story brick house among the earliest built along what is now Oakland Avenue. Probably architect designed. Has low-pitched hip roof with bracketed eave overhang. Massive wrap-around porch has full-height round columns some of which have been recently replaced. The porch is an early 20th century addition but is considered contributing to the building. Windows and doors have prominent hood molds. Front door has transom window. Windows are 1/1 double-hungs that are probably replacements. Brick has been painted white. Generally retains very good integrity.	none
630 Oakland	Double House - contributing / Two-story rectangular building on corner lot has pyramidal hipped roof with wide eave overhang and shed-roofed dormer on front roof slope. First floor is brick veneer, with stucco on 2nd floor. Central entry has pedimented porch hood with knee brace brackets. Windows include single and tripled multi-pane over single pane windows. Strong horizontal emphasis. Craftsman/Bungalow stylistic influence. Enclosed sun porches on both sides of house are original to construction and have ¾-height square posts on brick piers. House built as a duplex. Very good integrity.	none
633 Oakland	English Cottage - contributing / Distinctive house built on corner lot has side gable main roof with jerkinhead ends and catslide gabled ell on façade, which also features a brick chimney. Walls are brick veneer on 1st floor and stucco on 2nd floor. Front door has small gabled porch hood with console brackets. Windows are multi-pane over single pane windows. One-stall garage is attached to side. Small octagon gazebo built recently in side yard. Very good integrity.	1 non-contributing structure – modern gazebo
316 Sherman	Bungalow/Craftsman - contributing / 1.5-story side gabled house. Roof flares over porch and has hipped dormer on front roof slope. Front porch is screened-in but retains ¾-height round posts and wood railing. Retains narrow clapboard siding	1 contributing garage – built c.1950

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	and decorative shingle siding on dormer as well as some of the multi-pane over single pane windows. Changes have been limited to some window replacements. Good integrity.	
317 Sherman	Side Gabled Cottage - contributing / 1.5-story side gabled house has front-gabled wall dormer. Cornice returns on dormer and sides of house. Enclosed porch has ½-height round posts and clapboard covered railing. Enclosure is older. Retains clapboard siding and shingle siding on dormer. May have some window replacements. Otherwise, good integrity.	1 contributing garage
318 Sherman	Cross Gabled Cottage - contributing / Two-story has hip roof with cross gabled eaves. Retains clapboard siding and decorative detail including gable screens and elaborate wrap-around porch. Porch has wide eave overhang with modillion blocks, paired and tripled square posts with decorative details, and wood railing. Few discernible changes. Very good integrity.	1 contributing garage – built c.1930
319 Sherman	Gable Front Cottage - contributing / Two-story front gabled house has closed pediment in front gable end with altered Palladian window. Portico front porch has full-height square posts and round-arched effect over front door which has a transom window. Oval window and other double-hung windows with multi-pane over single pane windows are original. Changes include application of vinyl siding and insertion of Chicago-style window on façade, and alteration of Palladian window in front gabled end. Decorative shingle siding in gable extant. Retains sufficient integrity to be considered contributing.	1 contributing garage – built c.1950
321 Sherman	Hipped Cottage – contributing / One-story house has truncated hipped roof that flares at the eaves which have slight overhang. Rounded hip-roofed bay window on side. Front porch has gabled roof with wide eave overhang, is screened in, but has full-height square posts and covered railing. Changes include application of vinyl siding and possibly some window replacements. Retains sufficient integrity to be considered contributing.	1 non-contributing garage – built c.1960
322 Sherman	Hipped Cottage – contributing / One-story house has truncated hipped roof that flares at the eaves and has eave overhang. Front gabled porch has ¾-height square posts on clapboard sided railing. Retains clapboard siding, front door with transom window, and possibly some original windows. Good integrity.	none
324 Sherman	Hipped Cottage – contributing / One-story house has truncated hipped roof that flares at the eaves and has slight eave overhang. Brick chimney at apex of roof. Front porch has full-height square posts and wood railing. Retains clapboard siding, front door with transom, and some original windows. Good integrity.	1 non-contributing garage – built c.1970
326 Sherman	Gable-front-and-wing - contributing / Two-story gable front and wing house has wrap-around front porch that has full-height tapered square posts and wood railing and denticulated friezeboard. Porch roof has wide overhang. Changes include application of wide aluminum siding and possibly some window replacements. Retains sufficient integrity to be considered contributing.	1 contributing garage – built c.1950
329 Sherman	Hipped Cottage – non-contributing / One-story square house with truncated hipped roof that flares at the eave overhang. Front gabled porch has been redone with brick and is enclosed. House is stuccoed which may not be original. Retains sufficient integrity to be considered contributing.	1 non-contributing garage – built c. 1970
332 Sherman	Bungalow/Craftsman - contributing / 1.5-story side gable with roof flaring over porch and shed-roofed dormer on front roof slope. Front porch has full-height square posts and wood railing. Changes include application of aluminum siding	1 contributing garage – built c.1950

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	and probably some window replacements. Generally good integrity.	
333 Sherman	Hipped Cottage – non-contributing / One-story, pyramidal hipped roof has slight flare at eave overhang. Front gabled portico porch has been completely remolded into a sunroom with modern windows and siding. Modern wood deck added to side as well. Exterior is stuccoed, which may also be an alteration. The modern porch overwhelms this small house making it non-contributing.	1 non-contributing garage – built 1985
335 Sherman	Gable-front-and-wing - contributing / Small-scale two-story gable front and wing has low-pitched gabled roofline. Shallow rectangular bay on side has cornice returns. Wrap-around porch has square posts and is closed in on one end with plywood. Some window replacements and alterations including modern window on façade underneath porch. Other changes include application of aluminum siding. Somewhat marginal but retains sufficient integrity to be contributing.	none
337 Sherman	Gable Front Cottage - contributing / Very small scale, narrow two-story house built alongside another house (335 Sherman) on a lot actually meant for one house. This house has narrow clapboard siding, decorative shingle siding in the closed gabled end, and a Queen Anne front porch with turned posts and friezeboard details. Two cottage windows are on the façade, one on 2nd floor and other on 1st. Very good integrity.	none
339 Sherman	Hipped Cottage – contributing / One-story, truncated hipped roof with slight eave overhang. Queen Anne front porch has turned posts. Centered front door flanked by single windows. Changes include application of narrow width vinyl siding. Retains good integrity.	1 contributing garage – built c.1930
340 Sherman	English Cottage - contributing / Small-scale two-story house has front-gabled orientation and catslide slope to roofline. Three small gabled dormers are on side roof slope. Brick chimney to left on façade, with front door having a paired fixed-pane window above. Front door has side lights and decorative woodwork details. Square posts on shed-roof porch. Clapboard siding. Very good integrity.	1 non-contributing garage – built c.1960
343 Sherman	Gable Front Cottage - contributing / Small-scale one-story front gabled house has Queen Anne front porch with turned posts and spindle frieze. Front door is to right with two 2/2 double-hung windows to left. Only change appears to be application of wide aluminum siding. Generally retains good integrity.	none
344 Sherman	Hipped Cottage – contributing / One-story, hip roof with slight flare at eave overhang. Front gabled front porch has wide eave overhang and square ½-height posts on brick piers with wood railing. Windows are tall and narrow, with paired square windows in gable end of porch roof. Primary change appears to be application of asbestos siding. Generally retains good integrity.	1 contributing garage – built c.1930
345 Sherman	Gable Front Cottage - contributing / One-story front gabled house has gabled wall dormer on side and stepped down front gable or front room. Brick chimney on façade is flanked by two 6/1 windows, with door to right. Clapboard siding. Possibly some window replacements. Retains good integrity.	1 contributing garage – built c.1940
346 Sherman	Bungalow/Craftsman - contributing / Two-story house has side gable orientation with jerkinhead roof detail. Two rounded hipped wall dormers no front wall. Siding is wood shingle on main body, with band of stucco on upper floor and on front gabled portico front porch. Windows are 8/1 double-hungs. Front porch has segmental-arched openings. While the 1928 and updated 1962 maps show a house with a different footprint including a wrap-around porch and canted corner at the southwest corner, the extant house appears historic in its current configuration.	1 contributing garage – built c.1940

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	Considered to retain good integrity until further information comes to light.	
347 Sherman	Bungalow/Craftsman - contributing / 1.5-story, side gable extends out over front porch which has full-height square posts and clapboard covered railing. Has clapboard siding on body of house with shingle siding in gable end and on hipped dormer on front roof slope. Changes limited to window replacements. Good integrity.	Property has half interest in garage to west along with 529 Oakland. Garage counted with that property.
356 Sherman	Queen Anne - contributing / Large two-story, truncated hip roof with cross gabled ells, remnant of wrap-around porch has been enclosed but two windows with Queen Anne headers were retained and used in porch enclosure. Original window openings for paired and single windows remain, although most windows likely replaced. Lunette vent in front gable peak. Other changes include application of narrow-width, vinyl siding and addition of enclosed exterior stair to 2nd floor on side of house. Marginal integrity but considered to retain sufficient original component such as roof form and most of the window openings to be considered contributing.	1 non-contributing garage - concrete block with modern overhead door built into front lot slope.
360 Sherman	Cross Gabled Cottage - contributing / One-story house has front gable with hip roof and cross gabled ells to rear. Retains clapboard siding, most windows although likely some replacements, and inset front porch with square posts and decorative spindle frieze. Changes include several additions to rear but difficult to see from street view. Generally retains good integrity.	none
North side Lafayette Ave.	Fairview Cemetery - contributing site/ Acreage on blufftop overlooking Council Bluffs and the Missouri River. This cemetery has a series of curving, circular roads that all connect and wind through the plotted grave sites. Monuments include simple marble and granite stones as well as large and elaborate monuments and mausoleums. Large oak trees are scattered over the hilltop, although the cemetery has lost many trees in recent years. Kinsman Monument is located at the far north end of the cemetery on the high point of the bluff. The monuments generally face east. The cemetery covers the entire hilltop portion, with grave sites extending down the slope to the west and south. There are even graves on rather steep hillslopes near the north end of the cemetery. Dense woods form the east, north and west boundaries, with Lafayette Avenue forming the south boundary. Current road and cemetery lay out may have been landscaped designed; however, none of the cemetery plans found to date carry any architects' names. Very good integrity.	2 contributing buildings - older garage and storage buildings near main entrance to property. Two stone gateposts flanking the main entry on north side of Lafayette are considered contributing landscape elements to the site are not counted separately
West end Lafayette Ave.	Lincoln Monument - contributing object/ Stone obelisk placed on bluff edge in 1911. Original retaining and light posts gone except for one metal light standard. Current retaining wall dates from the 1960s. Good integrity.	
East end Lafayette Ave.	Ruth Anne Dodge Memorial - contributing object/ Cast bronze sculpture of Angel of Death with foundation and landscaped walkway. Sioux Quartzite retaining wall lines street frontage. Memorial designed by sculptor Daniel Chester French. Very good integrity. Already listed in the NRHP.	
North side Lawton Terrace	Moderne - 2 contributing buildings/ Council Bluffs Waterworks Moderne circular concrete reservoir and rectangular one-story pump house. Very good integrity.	
District area	Landscape Elements - contributing site/ entire hilltop landscape and slope within district is a contributing site along with all the landscape elements including the Sioux Quartzite, limestone slab, brick, and poured concrete retaining walls; concrete sidewalks; and brick paved streets dating from before 1956.	

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This nomination is being put forward to recognize the historical and architectural significance of this notable residential neighborhood in Council Bluffs, Iowa. The project was spearheaded by Debra Lynn Danielsen—Council Bluffs native and President and founder of the Council Bluffs Historic Preservation Alliance (CBHPA). She was joined in this effort by the Oakland Avenue Neighborhood Association, local volunteers, and property owners within the district, a number of whom researched their own homes. These individuals included (in no particular order): Mary Lou McGinn, Susan Seamands, Jimelle Moreno, Mark Petersen, Leona Eveloff, Pam Kinney, Nadine Keith, Kurt Arends, Ken Freudenburg, Jody Rater, and members of the Community of Christ Church (RLDS). The completion of this nomination was funded in part with a grant from the Iowa West Foundation.

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Pottawattamie County, IA**Statement of Significance**

The Lincoln/Fairview Historic District is locally significant under Criterion C for its well-preserved and stylish late nineteenth and early twentieth century predominantly residential architecture constructed between the 1860s and 1950s and including several architect- and local contractor-designed homes designed by J. Chris Jensen, Edward P. Schoentgen, Vincent Battin, Jesse E. Hollenbeck, F.E. Marlowe, and James Saguin. The district is also locally significant under Criterion A for its representation of an intact residential neighborhood built by prospering, merchants, contractors, politicians, and professionals in the community. It is also considered significant under Criterion B for its association with significant persons in the Council Bluffs community including eight homes of individuals associated with the Woodward Candy Company, which at its peak was the largest employer in Council Bluffs. The eight homes were associated with members of the Woodward family, who served as company officers, as well as the homes of the company foreman, clerk, timekeeper, candymaker, and salesman. The period of significance for this district is from 1846, when what would become Fairview Cemetery was first established as a formal burial ground by the Mormons, to 1956, by which time the majority of homes had been built and representing the zenith of the neighborhood when it had reached its historical and architectural peak. In the 1940s-early 1950s several significant late additions were made to the neighborhood including the Council Bluffs Waterworks buildings and the RLDS Church (now called the Community of Christ). Significant dates for the district include the establishment of Fairview Cemetery in 1846 and its incorporation in 1864, which are significant dates because the establishment and formal dedication of this cemetery served to anchor the district to this blufftop, a location that otherwise would likely have remained undeveloped well into the late nineteenth or early twentieth century had the cemetery and the roads up to the cemetery not already been established. The addition of Lincoln Monument to the district in 1911 is also considered a significant date because it added to the park-like setting of the north end of the district around the cemetery and served to call attention to the historical significance of this blufftop setting. The boom years between 1880 and 1920 are also notable because it was during that period when the majority of the houses were built in this historic neighborhood. The district also meets Criteria Consideration A and D for the church and cemetery properties because these properties are integral parts of the district and they derive their primary significance from their architectural and historical importance to the district.

Historical Significance*Early Council Bluffs*

Early in the 1700s, French fur traders were plying the Missouri River waters and establishing hinterland trading posts well northwest of St. Louis. After the Louisiana Purchase, Thomas Jefferson sent Lewis and Clark on their exploration of the country's new West. On July 28, 1804, the expedition passed by the future site of Council Bluffs and noted the former location of an Ioway village in the general vicinity. Steamboats brought the American military to the Council Bluffs area in 1839, where they erected a fort or block house as a part of the Indian removal effort. It was meant to protect the Potawatomi Indians, who occupied in the region from the 1830s to 1846 when the federal government moved them to Kansas (Rogers 2000:7-9).

Fairview Cemetery may have had its very earliest beginnings in the Native American occupation of this area both during the prehistoric and early historic period. Local lore has it that there were "many Indians" buried along with a number of early Mormon migrants, who died in what was then Kanessville on their way west. The location of this cemetery on a high promontory overlooking a major river valley would be a likely location for Native American burials dating from the prehistoric period if not the early historic period as well. There are no obvious burial mound features that have been reported in the cemetery, although no systematic survey has yet been undertaken. However, not all prehistoric burials involved burial

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in mounds and their location would be unrecognizable on the surface. Reportedly, a past Assistant Treasurer of Fairview Cemetery admitted that "sometimes our grave diggers came down 'on the corners' of other burials," although this is assumed to mean that they were encountering burials in coffins, which would suggest unmarked Mormon graves (Holmes 2000:60).

During the 1840s migrations between Nauvoo, Illinois, and Salt Lake City, Utah, the Mormons established a settlement along what is now east Broadway Street, spreading out north and south and establishing a business area at Broadway and First. The settlement was called Miller's Hollow first and then Kanesville. By 1850, Kanesville "boasted 19 stores consisting of 10 dry good stores, groceries, saloons, bake shops, blacksmiths, a wagon maker, a silversmith, and several other similar services" (Jennings, Gottfried, and Cheek 1982b:13). Among the mercantile stores were those of Stutsman and Donnell, Cornelius Voorhis, and Eddy, Jamison & Company all located along or near First Avenue, which runs parallel to West Broadway (ibid.).

Since Kanesville acted as a way-station to Salt Lake, the Mormons continually left and traveled through the town from the late 1840s. However, the largest exodus occurred in 1852, the year of Orson Hyde's departure. The population dropped from roughly 7000 to between 2000 and 2500. The migration diminished by 1854. The Mormons sold their lands and improvements to more permanent settlers (Jennings, Gottfried and Cheek 1982b:14).

On September 21, 1851, the order came from Salt Lake City that "all true believers" in the Mormon faith should "assemble around the great temple in Utah" (Baskin and Company 1883:21; Hartley 2000:247). However, not all of the Mormons went on to Salt Lake City and still others returned to Iowa from Utah disillusioned with the Mormon leadership. A number of these returning immigrants settled permanently in western Iowa. As a result, there was, and still is, a strong contingent of both the Latter Day Saints and the Reorganized Church of the Latter Day Saints in Council Bluffs and western Iowa. However, their dominance in the governing and populating of Kanesville and Pottawattamie County had all but ceased by the early to mid 1850s (ibid.).

In the wake of the Mormons departure, the name of the Kanesville post office was officially changed to "Council Bluffs" in 1853, with the government land office opened in Council Bluffs in the spring of that same year to facilitate legal land sales in the region (Baskin and Company 1883:98, 104). The town of Council Bluffs was officially incorporated in 1853, with the first additions of Bayliss, Mynster, Jackson, and Stutsman, made to the town plat that same year. Other early additions were those of Grimes, Curtis, Hall, Mill, and Beers, with the additions often named after the pioneer entrepreneur who had purchased the land and platted the addition. In the Lincoln/Fairview Historic District, the south half was part of the original town plat, with that portion along what is now Oakland Avenue part of the Mill Addition; however, the area between North 2nd Street (first called Market Street) and North 1st Street was not platted until later primarily because of the presence of a high promontory labeled "Mount Lincoln" on the 1868 illustration (ibid.; Jennings, Gottfried and Cheek 1982b:38; Town Plat Records, Recorder's Office, Pottawattamie County Courthouse).

Throughout the 1860s, Council Bluffs remained on the western edge of the frontier and served primarily as an outfitting station and stop along the trail for migrants heading farther west. As it grew, it evolved first into a regional trading center serving farmers and smaller outlying communities and then into a regional manufacturing center as the impact of the railroads began to be felt. The designation of Council Bluffs as the Pottawattamie County Seat in 1853 helped establish early on its role as a regional center. Most of the early businesses in Council Bluffs were geared towards this outfitting/trading center role, with industrial development lagging behind until the railroads arrival after the Civil War began to spur new industries and new manufacturing concerns.

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The composition of the early population of Council Bluffs was dominated by American-born migrants who had come to this region from other areas of the Midwest (Missouri, Indiana, Illinois, and Ohio) and from the Mid-Atlantic states of New York and Pennsylvania. Foreign-born settlers were in the minority but included, early on, Germans, Irish, and English immigrants, with fewer numbers of Danes and Swedes. However, by 1870, the number of foreign-born residents in Council Bluffs represented 39% of the city's population (Jennings, Gottfried and Cheek 1982b:19, 39). Ethnic enclaves were never very prominent in Council Bluffs' settlement composition, although there were some neighborhoods with an identifiable ethnic composition including "Irish Hollow" along Lincoln Avenue north of Platner Street, a German neighborhood in the vicinity of Broadway and Second Street, a "closely knit community of Danes" who lived in a four to five block area around "Sixteenth Avenue and Sixth Street," and other Scandinavians who clustered along Harrison Street including Swedes and Norwegians (ibid.:39-41). By 1900 the city's ethnic neighborhoods began to dissolve as the foreign-born population began to die off, and their descendents along with newer immigrants "tended less and less to enhance old ties with the native country" (ibid.:53).

While the agitation and planning for railroads out to Council Bluffs had begun in the late 1840s, it was not until after the Civil War that the first railroad actually arrived in the city. The first railroad was the Chicago and North Western, which was completed in 1867, and was followed by the St. Joseph and Council Bluffs (later known as the Kansas City, St. Joseph and Council Bluffs and even later as the Burlington Railroad) in December of that same year. The Chicago and North Western was the first railroad to cross the state of Iowa and was the "first to feature through passenger service in conjunction with the newly formed Union Pacific-Central Pacific transcontinental route in 1869" (Petersen 1962:545).

The direct connection to the Union Pacific Railroad was made in Council Bluffs in 1869. The largest railroad grounds in Council Bluffs were those of the Union Pacific Railroad, which encompassed 1200 acres in the southwest section of the city. This railroad arrived at the river in May 1869, with the Union Pacific building in the early 1870s "its Union Depot, hotel, immigrant house, stock yards, railroad grounds, platforms, and storage sheds on the 1200 acre tract appropriated in 1867" (Jennings, Gottfried and Cheek 1982b:41).

"[T]he Missouri River was the only barrier along the entire route of the transcontinental railroad" (Bridge et al. 2002:86). This watery obstacle was finally bridged in 1872 with construction of the Union Pacific's first bridge at Council Bluffs and by the 1880s, "local businesses included three stockyards, three packing plants, three flour mills, three music halls, one opera house, 26 physicians, 28 law firms, a cigar factory, a green house and 30 saloons" (ibid.:64). The area south of downtown became known as the Implement District because of the number of manufacturing companies that produced agricultural equipment (ibid.:46). During the early twentieth century, to the north of downtown at 211 West Broadway, the "Woodward's Fine Candy" factory "grew into the largest west of the Mississippi River employing almost 700 people with goods distributed in 36 states" (ibid.). Aggressive growth in the city's businesses and neighborhoods continued up to the Great Depression of the 1930s.

As the city grew in the period between 1870 and 1900, it began to expand its original boundaries.

To the west, settlement stretched to Twelfth Street. While scattered houses occurred as far south as Twelfth Avenue, concentrated settlement ended at Seventh Avenue. On the east, buildings reached to the bluffs at Third Street and followed the ravines especially along Grace, First, and Second Streets to the southeast. From Grace, settlement adhered to Broadway east to North Broadway on the south side and east of Frank Street on the north. West of Frank Street, buildings spread as far north as Harmony, Washington, and Mill Streets. The business area followed Broadway from First west to Eighth Street and along Main from Washington to Willow (ibid.:47)

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Considerable residential development occurred in Council Bluffs in general in the 1870s through the 1890s. The wealthier neighborhoods were along South 8th Street, Oakland Avenue, Park Avenue, and Bluff Street (Jennings, Gottfried and Cheek 1982b:49). Of these neighborhoods, most of Bluff Street is included within the Willow/Bluff/3rd Street Historic District listed in the National Register of Historic Places in 2005, with Oakland Avenue included in the current nomination. South 8th Street and Park Avenue are also targeted for potential future district nominations by the Council Bluffs Historic Preservation Alliance.

By the early twentieth century, the city had reached its platted boundaries, with some expansion continuing as infill in a few of the older neighborhoods. While streetcars allowed early suburban expansion into some of the peripheral areas, it was not until the advent of the automobile that suburban plats began to appear more and more attractive to residential development.

Lincoln/Fairview Neighborhood Development

There are several significant components to the Lincoln/Fairview neighborhood development including the landscape and topography of the neighborhood, the early establishment of Fairview Cemetery, the erection of commemorative monuments on the blufftop near the cemetery, and the growth of a predominantly residential neighborhood over the steep hillside below Fairview Cemetery down to what was historically Washington Avenue and was later renamed W. Kanessville Boulevard. Significant public additions to the neighborhood included the construction of the city waterworks on "Mt. Lincoln" in the 1940s, with part of the construction conducted as a federally-assisted WPA project, and two churches, which added significantly to the architecture of the neighborhood in the early to mid-twentieth century.

Landscape/Topography

An important feature of this historic neighborhood was its development along the steep slopes of a loess bluff that forms the north edge of what was known during the early historic period as "Miller's Hollow." It was in this hollow that the original town of Council Bluffs (first named Kanessville) was established. The elevation of this bluff rises from about 1020 feet above mean sea level in the hollow at the base of the bluff up to over 1200 feet on the blufftop where Fairview Cemetery was established in the early historic period. At the base of the bluff, Indian Creek created the hollow, with the Indian Creek watershed originating in the hills to the north-northeast of the city. The creek flows down through the city before emptying into the Missouri River to the southwest of the city.

Indian Creek was also locally referred to in years past as "Lousy Creek" because it was a regular flooding nuisance from early settlement days into the twentieth century for Council Bluffs. The original course of this creek through Council Bluffs was described in the early 1850s as scarcely touching the western part of town. "It ran through the northern part" before "turning to the north at the western edge of the town as it then existed, and, skirting the foot of the bluffs for a short way, lost itself in a swamp at the site of Dagger's Mill" (Babbitt 1916:87). This area was just below the bluff to the southwest and west, on which the Lincoln/Fairview neighborhood would develop. The swampy area likely exacerbated flooding in this area. Roenfeld (2000) also notes that the area "between N. 8th and N. 6th streets was a large swamp where Indian Creek drained out of the bluffs." He further notes that "the end of the swamp here began in 1856 when the city decided to widen and grade Broadway and straighten the channel of Indian Creek" (ibid.). Later efforts included a plan first posed in 1871 and finally implemented in the 1880s to excavate a channel to divert the creek away from the swampy land (ibid.).

The first disastrous flood in the young city occurred in 1859 "inundating the whole lower part of the town" (Sanford 1933). Other memorable floods occurred in the early 1880s and the 1920s-30s resulting in more widespread and devastating damage. One description noted the following about these floods:

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The floods which originate in the hills are greater than can be carried by the channel. The overflow usually begins at about Sixth and Seventh streets and spreads to the streets adjoining, washing out property. Mud is deposited on lawns, walks, streets, and basements and has to be scraped up and carted away by the wagon-load. Soil is sometimes removed in big chunks and sometimes foundations and retaining walls give way, as at Benton street, in the flood of 1932.

In some instances, backs of lots have washed away gradually at the rate of a foot a year, or in twenty years, a distance of twenty feet. In other places where there have been considerable shrubbery and trees the banks have held without washing out. Barrels filled with rocks and also board walls have been used to some extent by private property owners for attempted protection (Sanford 1933).

In some cases, buildings were moved off their foundations and basements and businesses were deluged with water and mud. Floods along Indian Creek were reported in 1859, 1865, 1883, 1898, 1901, 1903, 1906, 1909, 1914, 1917, 1919, 1920, 1923, 1925, 1926, and 1932. In several cases, floods visited more than once in those years (Sanford 1933). Considerable sums of money were spent to repair flood damage and to repair bridges and dredge out the creek through the years. Finally in 1933, a committee was formed to begin arranging the necessary federal and local financing for a creek improvement project that would result in real flood control (*ibid.*).

In response to the 1859 flood, the course of the creek channel was changed "from a point north of Frank Street to a short distance west of [what was later] the Illinois Central tracks, where it turns in a southerly direction" (Sanford 1933). Subsequent flood control projects included dredging the channelized creek to enlarge the outlet "and at the same time material for filling many low lots was removed, giving it more waterway" (Field and Reed 1907:67) and again dredging the creek from Sixth Street out to the river and straightening the channel from 28th Avenue to the river in 1925-26. In 1925 there was even a proposal made for diverting the creek into a tunnel dug through the hills into Big Lake where it would drain into the Missouri River. That plan, however, was never implemented (Sanford 1933).

It was in February of 1936 that a full-scale improvement project was undertaken to stabilize, enlarge, and, along its mid-section, to bury Indian Creek to help solve the flooding problem. The 1936 project was funded in part by a grant through the Public Works Administration (PWA), one of the government's make-work programs of the Great Depression era.

In harnessing the creek, some 15,800 feet of earth channel, 14,599 feet of concrete open channel, and 7,368 feet of closed concrete channel were constructed. Construction included such items as twenty-six city-built bridges, adjustments of seven railroad bridges to new alignments, building of thirty-seven concrete water inlets and the erection of 28,200 feet of protecting fence (*Nonpareil* 1938).

At the time, it was the largest completed PWA project in the State of Iowa and cost around 1.7 million dollars, with \$743,000 provided through the PWA. The project was completed by September 1938 (*Nonpareil* 1938).

Today, the Indian Creek channel consists of closed concrete channel from Nicholas Street to 13th Street terminating at the West Broadway intersection. From that point, the creek channel is contained within an open concrete culvert that turns due south to 16th Avenue where the creek channel then flows to the south-southwest in an open, unlined ditch to the Missouri River. From Nicholas Street north to Council Lane, the creek channel is contained within an open concrete culvert.

The steep topography of the Lincoln/Fairview Historic District should logically have been a strong impediment to residential development unless there were compelling reasons for building on such a steep slope. The answer lies partly in the history of the Indian Creek flooding problem. For economic reasons, the businesses had to remain on the level floodplain of Indian Creek and just had to cope with the flooding. However, it appears that building one's home on the higher ground that formed

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the "hollow" around the original town even on the steep hillsides become an increasingly attractive solution starting in the 1850s and picking up steam in the 1880s-1890s. It would appear to have been less an inconvenience to have to walk up and down a steep hill every day on your way to and from work than it was to run the risk of losing your home and possessions or having to clean out flood muck on a regular basis. Until the creek could finally be tamed in the late 1930s, it appears that many of Council Bluffs residents, particularly those who were investing in large stylish homes with expensive furnishings, chose to live on the hillslopes even if the location posed a physical challenge.

A further aspect of the landscape that made it attractive to residential development was the simple aesthetics of the setting. The position of this blufftop, which directly overlooks the original historic town core but also has an expansive view of the Missouri River valley to the west and southwest, affords a nice view, which many of the homes were built to take advantage of, particularly the large, expensive homes along Oakland Avenue. In fact, the very name of Fairview Cemetery shows that the view was being appreciated even during the early historic period when this cemetery was named.

Fairview Cemetery

This cemetery is located on the blufftop north of Lafayette Avenue. As noted above, local lore holds that there were Indian burials in the cemetery area prior to its establishment as a Euro-American cemetery. It is very likely that this prominent location was used as a burial ground by preceding Native American occupants of this region extending back into prehistory, although at present there is no confirmation for this use. Later inhabitants of Council Bluffs often referred to this cemetery as the "Old Burying Grounds" because of the lore of Indian burials and of reported unmarked Mormon graves within its boundaries.

Various sources report anywhere from 300 to nearly 1,000 Mormon burials in the cemetery prior to its replatting and renaming as Fairview Cemetery in 1864 (Everett 1902). Local LDS historian Gail Holmes has noted that this cemetery "had to be the largest of more than 50 LDS cemeteries in southwest Iowa" (Holmes 2000:60). Holmes has postulated that there could be nearly 1,000 Mormon burials in this cemetery, which the Mormons established soon after their arrival in July 1846. Reportedly, the earlier graves faced southeast "on a slant toward the rising sun," while in later years the graves faced more directly east (Meldrum and McGinn 2004:5). After the main body of Mormon migrants had moved on to Salt Lake City in the mid to late 1850s, there was interest in continuing the cemetery at this blufftop location.

To that end, the Fairview Cemetery Association was incorporated on March 26, 1864, by J.P. Casady, John Hammer, E. McBride, Horace Everett, R. Douglas, Samuel Jacobs, John W. Warner, Cornelius Eubank, J.L. Foreman, H.H. Fields, D.W. Carpenter, F.T. Johnson, J.M. Phillips, J.B. Lewis and W. Wood. Everett, Jacobs, Casady, Phillips, and Hammer served as the first directors. The original plat of Fairview Cemetery is represented in the 1875 plan of Council Bluffs (see attached Map). The original plat reportedly encompassed nearly 80 acres, with some land added and subtracted since that date. The cemetery has expanded to the southwest along Lafayette Avenue but has contracted along its eastern edge where development later occurred along Harrison Street. Today there appears to be about 38 acres encompassed by the cemetery boundaries, although one source described the cemetery as a 30 acre tract (Newman 1995). While the current cemetery is only half the size of the original plat, it should be noted that the subtracted land largely encompassed sloping areas that do not appear to have received any Euro-American burials before being excised from the cemetery boundary.

After the Fairview Cemetery Association was able to secure title to the Mormon cemetery, "a considerable tract of land was added to it and the entire grounds were fenced and surveyed off into burial lots, which were offered at public sale" (Everett 1902:5). Several maps of the grave plats and curving road system still exist in the city records but unfortunately none are

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dated nor give any indication that an architect or landscape designer was involved in the formal organization and design of the current cemetery (Parks Department, City Hall, Council Bluffs, Iowa).

The 1868 illustration of this area showed the cemetery with rows of trees along the south and east edges and a few small buildings near the southeast corner (see 1868 Illustration). In subsequent years the cemetery was improved with paved roads and concrete curbing in a curving road system that has at least seven connecting loops, with the main road leading up to the highest elevation of cemetery where the Kinsman Monument and Soldiers Circle was established in 1902. Col. William H. Kinsman was a Council Bluffs citizen who became a schoolteacher, reporter, lawyer and politician before losing his life as a war hero during the Civil War. He died on May 16, 1863, as the commanding officer of the 23rd Iowa Volunteer Regiment in the Battle of Black River. Four decades later his remains were recovered by veterans of Kinsman's command, with the help and encouragement of General Grenville M. Dodge and returned to Council Bluffs and reburied at Fairview Cemetery where a large monument was erected in 1902 surrounded by four cannon affixed in stone bases. General Dodge presided at the dedication ceremony. Additional graves of Kinsman's comrades were buried around the monument as the "Soldiers Circle," including Dr. Henry Osborn, Major Lyman, Dr. Alex Shoemaker, Harmon Shoemaker, and Colonel Addison Cochran (Field and Reed 1907).

As the cemetery evolved, it became the resting place for many of the city's wealthy and influential but was open to those of more modest means. In 1974 the Fairview Cemetery Association went bankrupt, with the City of Council Bluffs assuming ownership of the cemetery as required by state law. The oldest remaining legible stones in the cemetery date from the 1850s, although some of the older limestone slabs are suspected to have 1840s dates that are no longer legible. Unfortunately, cemetery records were not kept until after the 1850s. Among the burials in Fairview Cemetery are a number of the former residents of the Lincoln/Fairview residential district including the following:

Maurice Wollman, 606 Oakland Avenue
Finley Burke, 510 Oakland Avenue
Daniel Keller, 316 Lawton Terrace
Clement Kimball, 320 N. 2nd Street
Louis Charles Empkie, 517 Oakland Avenue
Dr. F.E. Bellinger, 318 Oakland Avenue
Dr. Smith W. Bellinger, 405 Oakland Avenue
Thomas Elder, 154 Grant Street
Thomas Green, 241 Elder Street
Arthur Hazelton, 408 Oakland Avenue
Charles M. Harl, 524 and 624 Oakland Avenue
F.C. Lougee, 400 Oakland Avenue

In addition, a number of Council Bluffs pioneers and persons of later commercial, social, professional, and political influence are buried in Fairview Cemetery including Christopher and Maria Mynster, Francis Guittar, Samuel Bayliss, W.H.M. Posey, Dr. Samuel Ballard, David and Thomas Tostevin, Amelia Bloomer, August Beresheim, various members of the Empkie and DeVol families, Judge Bryant, Colonel Addison Cochran, Jeremiah Folsom, Millard F. Rohrer, and X.W. Kynett, to mention but a few (Meldrum and McGinn 2004).

The park-like setting and formal establishment of Fairview Cemetery (and the roads leading up to this burial ground) at an early date served as the anchor for the residential district which then developed on the hillslope at its south edge. Had the cemetery not been here in the mid-nineteenth century, the residential neighborhood of the Lincoln/Fairview District would

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likely have developed much slower and concentrated much more on the lower slopes.

Lincoln Monument

The Lincoln Monument is a tall narrow shaft of granite that was erected in October 1911 by the Council Bluffs Chapter of the Daughters of the American Revolution (DAR) to commemorate Abraham Lincoln's visit to Council Bluffs in August 1859. Lincoln was visiting in connection with a potential real estate deal and later decided that the eastern terminus of the Union Pacific Railroad would be located in Council Bluffs. The granite shaft was erected just west of the entry to Fairview Cemetery at the west end of Lafayette Avenue, where the monument is sited on the edge of a steep bluff that overlooks the Missouri River valley and Council Bluffs.

The monument was reportedly sited at this spot as the actual location where Lincoln stood to view the valley below. Whether he stood here with Grenville Dodge is open to debate as Dodge's own account of Lincoln's August 1859 visit has them meeting at the Pacific House in Council Bluffs to discuss what Dodge knew of the country west. In 1862 when now-President Lincoln was deciding where to fix the eastern terminus of the Union Pacific Railway, in which Dodge was integrally involved, Lincoln consulted Dodge once again and settled on Council Bluffs as the terminus perhaps influenced in part by his personal visit and viewing of the area but also in large part due to Dodge's influence (Dodge 1866-70:11).

As noted previously in this nomination, the 1868 bird's-eye illustration of Council Bluffs labels the bluff above what is now Lawton Terrace to the east of the Lincoln Monument site as "Mount Lincoln." This was also the promontory from which the 1875 illustration of Council Bluffs was drawn. These illustrations could lead one to suspect that the promontory from which Lincoln actually stood was where the city waterworks is now located rather than the spot of the monument itself. However, regardless of the actual spot on which Lincoln stood, it is within the boundaries of the Lincoln/Fairview district. Furthermore, the monument itself as a 1911 DAR memorial to Lincoln and the Union Pacific terminus in Council Bluffs is significant in its own right and contributes to the district regardless of whether it was sited at the exact right spot or not.

As originally built, the Lincoln Monument included the granite shaft, with a curving concrete bench wrapping around the edge of the bluff and accented by at least seven decorative metal light posts with globe lights. In 1959, the lights were replaced, and then in 1962 the entire unit except for the monument itself was rebuilt, although it appears that one of the original light posts was retained and remains part of the monument site. The monument was rededicated in 1963 following completion of the renovation. In this project, brick walls replaced the concrete benches (The Union Pacific Magazine, June 1924; *Nonpareil* July 11, 1963). This monument serves as a focal point at the west end of Lafayette Avenue, with the Ruth Anne Dodge Memorial forming the counterpoint at the east end of the street.

Ruth Anne Dodge Memorial

This memorial is also known as The Black Angel and is something of a tourist attraction in Council Bluffs. The focal point of the memorial is a cast-bronze figure of an angel and was the work of the noted artist Daniel Chester French, whose best known works are the statue of Lincoln in the Lincoln Memorial in Washington, D.C., the Minutemen at the North Bridge in Concord, and a statue of John Harvard at Cambridge. The work was commissioned in 1916 by Anne Dodge and Ella Dodge Pusey in honor of their late mother, Ruth Anne Dodge, wife of General Grenville M. Dodge.

The idea for the statue (an angel holding a basin of water) originated in a recurrent dream that came to Ruth Anne Dodge shortly before she died of cancer September 4, 1916. In the dream, an angel approached her with a bowl of water, urging the sick woman to drink. In the third occurrence, Mrs. Dodge dreamed that she did drink; she died shortly

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thereafter. Her daughters were much impressed by the story, leading them to plan a memorial on the theme (Bowers 1979).

The Dodge family had been residing in New York for a number of years but maintained the family residence in Council Bluffs. They knew of Daniel Chester French's work on the east coast and selected him to execute their mother's memorial. The memorial was finished in 1918 and included a fountain flowing into a pool at the feet of the angel, who stood above the pool on the prow of a ship with a bowl in one hand and the other gesturing forward. The memorial was dedicated in a private ceremony sometime in March 1920, although the date is uncertain. The memorial is reached by a sidewalk leading from North 2nd Street up to the statue on the high point of the lot. The area surrounding the memorial is landscaped and a stone retaining wall completes the park-like effect along the street frontage.

The public can visit the memorial, parking along the street frontage, but this access has also led to vandalism through the years. At one time, there was a proposal to move the memorial to the Dodge House grounds along 3rd Street (in the Willow/Bluff/3rd Street Historic District); however, the move was never executed.

The memorial still retains a high degree of integrity and appears well maintained. It was listed in the National Register of Historic Places in 1980 and is considered a significant contributing object to the Lincoln/Fairview Historic District. Both the Dodge Memorial and the Lincoln Monument serve as monumental gateways to Fairview Cemetery and the north end of the historic district. They also reflect the importance that the community has placed on this blufftop in its history and its icons.

Residential Development

The residential development of the Lincoln/Fairview district began in the 1850s-60s with the construction of a few houses along the base of the bluff along what was then Washington Avenue and is now known as West Kanesville Boulevard. A cluster of houses is shown in 1868 across the footslope and heading up the slope along the beginnings of what is now Oakland Avenue (see 1868 Illustration). At the time, Oakland Avenue was known as Valley Street, which was shown on the plat of the Mill Addition, which was added to the original town plat in 1856. In 1897, Valley Street was renamed Oakland Avenue (City of Council Bluffs Ordinances of 1897, page 223). The renaming of the street with perhaps a more evocative name such as Oakland Avenue came in the midst of the greatest period of residential construction within the district. The fact that it was even named an "avenue" rather than a street, which most of the north-south roads across this hillside were named, perhaps reflects the wealth and influence of those who had and were building their large stylish homes along Oakland Avenue. Through the years, the neighborhood along Oakland Avenue acquired several nick-names including "Nob Hill," "Pill Hill," and during the Great Depression "Poverty Hill" (Council Bluffs Historic Preservation Alliance 2003).

Of the extant dwellings in the district, the oldest appear to be the dwellings at the following addresses:

201 North 1st Street - built c.1865
207 North 1st Street - built 1870s-80s
218 North 1st Street - built 1860s-70s
220 North 1st Street - built 1860s-70s
220 North 2nd Street - built c.1870
303 North 2nd Street - built in 1872 and remodeled c.1900
144 Grant Street - built c.1870
154 Grant Street - built c.1868 (Thomas Elder House)
312 Lawton Terrace - built 1870s-80s

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316 Lawton Terrace - built 1870s-80s
332 Lawton Terrace - built 1870s-80s
320 Oakland Avenue - built c.1871
624 Oakland Avenue - built 1875 (C.R. Scott House)
312 Lafayette Avenue - built in the 1870s-80s

As can be seen from this list, the majority of earlier homes cluster near the base of 1st and 2nd streets and along Grant Street, which is one block north of West Kanesville (then Washington Avenue). The area of North 1st Street within the district was part of the original town plat. There was a second cluster of earlier homes along Oakland Avenue and on streets off to it's side, with the northernmost older dwellings being those situated at 624 Oakland Avenue and 312 Lafayette, although there is the possibility that the dwelling at 312 Lafayette was moved at a later date from a lot along Oakland Avenue.

Thomas Elder platted part of the Lincoln/Fairview district area in 1868 and was the man for whom Elder Street was named. His two plats were the Thomas Elder Addition and the Elders Addition, both platted in 1868. Other plats within the district included Baldwin's Addition (1855), Mt. Lincoln Addition (1868), Oakland Place (1901), Fleming Addition (1911), Woodcrest Subdivision (1912), and the Colfax Terrace Addition (1922) (Pottawattamie County Recorder's Office, Council Bluffs, Iowa).

Residents of the Lincoln/Fairview neighborhood undoubtedly prospered during the period of local growth in the late nineteenth to early twentieth centuries, as evidenced by the fact that the bulk of the houses they lived in were constructed during the period from 1880 to 1920, with the greatest number added in the 1880s to the early 1900s. Residents of the district could walk to work, with a number associated with offices, businesses, and factories situated along Broadway within view of their hillside homes. Except for a few additions in the 1920s-1950s, the district was nearly fully developed by the time of the 1928 fire insurance map of this area (see 1928 Map). The period of significance is extended to 1956, which is the current 50 year mark for National Register consideration, because there were several significant additions to the district in the 1940s to early 1950s including the Council Bluffs Waterworks and the RLDS Church. These properties contribute to the architectural and historical significance of the neighborhood warranting extension of the period of significance to 1956.

As the district developed in the late twentieth to early twenty-first centuries, there has been some building loss, which continues to the present day. However, this loss has been largely confined to the West Kanesville Boulevard area up to one block north of that street. The primary loss has been the former dwellings surrounding the RLDS Church (now the Community of Christ Church) at 140 West Kanesville, which was built in 1951 but has since been enlarged to the rear in 2004, with new parking lots added to the west and east of the church. In the process, a half block of older dwellings were demolished, the four most recent for the west parking lot. The architectural design of the 1951 RLDS Church, however, contributes importantly to the architecture of the district and complements the presence of the First Church of Christ Scientist built c.1925 at 106 West Kanesville just east of the RLDS Church.

Significant Persons of the Lincoln/Fairview Historic District

A number of persons important to the history of Council Bluffs once resided in the Lincoln/Fairview Historic District. These persons included a number of company officials including presidents, vice-presidents, treasurers, and secretaries of the following companies: John Beno Company, CB Hydraulic Stone Company, Harle-Haas Drug Company, Central Market, Greenshield & Everest Company, Jensen Construction, Wallace & Grout, Quinn Lumber Company, Hollenbeck General Contractors, Macalister Canning Company, Central State Bank, DeVol Hardware Company, Empkie-Shugart Hill Company, Keys Brothers Carriage Company, Stevenson MacCaffney Company, Standard Manufacturing Company, McMillan & Nichols

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Implements, Keller-Farnsworth Furniture Company, and the Woodward Candy Company. In some cases, such as the Woodward Candy Company and the John Beno Company, a number of persons employed by or owning interests in these companies all lived in this neighborhood. There were at least eight houses in the district that were occupied by persons associated with the Woodward Candy Company and the Woodward family including the houses at 229 Lafayette, 255 Lafayette, 606 Oakland Avenue, 608 Oakland Avenue, 615 Oakland Avenue, 322 Sherman, 235 Elder, and 318 Elder. These homes were occupied by Axel B. Carlson, candymaker; J.C. Dreselman, foreman; C.H. Woodward, Jr., grandson of J.G. Woodward; C.H. Woodward, Sr., secretary and later president; G.E. Williamson, vice-president; C.G. Price, clerk; E.A. Kliese, timekeeper; and Marion Livingston, traveling agent (salesman), respectively. In addition were three houses associated with persons working at the John Beno Company including the company president, C.A. Beno at 254 Fletcher; treasurer, Benard Beno at 321 Oakland Avenue, and manager, J.S. Gardiner at 401 N. 2nd Street. The John Beno Company was a large department store located at 504-514 Broadway and dealt in dry goods, clothing, carpets, notions, and millinery.

Other notables in the district included various business managers and company officers; public officials and politicians including a state food inspector, city mayor, city alderman, fire department chief, superintendent of the city waterworks, a park commissioner, a postmaster, and a policeman; and professionals including architects, contractors, dentists, physicians, lawyers, and a judge. Specific persons of note in the district include the following:

Dr. Frank Earl Bellinger – 318 Oakland Avenue

In 1912, the house at 318 Oakland Avenue became the home of Frank Earl Bellinger, M.D. Dr. Bellinger was a physician and surgeon at 614 W. Broadway. The 1907 county history describes him as being already “well known to his profession” at the age of 33, and a “very popular” individual with a “proverbially cheery” disposition (Field and Reed 1907). By 1928, he was also President of the Christian Home Orphanage, which was founded in 1882, is today known as Children’s Square U.S.A. He was still at this address in 1940, when he was profiled in the 1940 Who’s Who in Iowa. Frank Earl Bellinger graduated from Creighton University in Omaha in 1900, and was the son of Thaddeus and Catherine (Ricer) Bellinger.

Finley Burke - 510 Oakland Avenue

This house was the home of two prominent Council Bluffs citizens: Finley Burke and John G. Woodward. An 1891 biography refers to Burke as one of the most respected lawyers in the region and the senior partner in the well-known law firm of Burke & Casady (Lewis Publishing 1891). The account also notes that Mr. Burke was the only lawyer in western Iowa admitted to membership in the American Bar Association at that time, and that he had been admitted to practice “in the highest courts, being a regular member of the bar of the Supreme Court of the United States at Washington, District of Columbia.” He was also the attorney for the Chicago Northwestern Railway in Council Bluffs for a number of years until his death in 1903.

Frank Wilson Dean, M.D. – 424 Oakland Avenue

Beginning in 1913, this was the home of Frank Wilson Dean, M.D., of Dean & Henninger. He was a prominent physician and eye specialist who began practicing medicine in Council Bluffs in 1895. From 1904-28 he was an eye specialist on staff with the Jennie Edmundson Memorial Hospital, according to his biography in the 1940 Who’s Who in Iowa. The private practice he operated with his partner, Louis L. Henninger, specialized in treating the ear, eye, nose and throat. Dr. Dean and his wife, Sarah, lived on Oakland Avenue into the 1920s-30s. By that time Lloyd G. Howard had joined the practice, which was located in the City National Bank Building.

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Lucius Wells – 524 Oakland Avenue

Lucius Wells was the resident partner in the firm Deere, Wells & Company formed in 1881 by Wells in partnership with Deere & Company and Moline Wagon Company, both based in Moline, Illinois. Lucius Wells had risen through the ranks over the course of his 14 years at Deere & Company while still living in Moline, near the farm where he was born and raised. After joining the company as a factory worker, then gaining success as a traveling salesman, he eventually acquired a position of considerable responsibility as a general manager before moving to Council Bluffs in 1881. Wells was to be the manager and resident partner of one of John Deere & Company's semi-independent branch houses being established by the fast-growing company at this time. Under this innovative marketing system, regional managers were largely autonomous in their respective territories, as noted by the American National Business Hall of Fame, which includes Charles Deere, John Deere's son and a partner in the company, as one of its laureates for creating a "marketing revolution." As branch manager and also part owner in the Council Bluffs firm, Wells helped establish at the age of 37 "the pioneer" wholesale house in agricultural implements, wagons, and vehicles in "the Northwest," according to an 1891 account (Lewis Publishing 1891). The firm was the "leading and largest" such business in the region at that time. In 1899, Wells sold his one-third interest in the firm and continued business in his own right as a dealer in agricultural implements, carriages and gasoline engines.

John G. Woodward – 510 Oakland Avenue

The house at 510 Oakland Avenue was also the home of John G. Woodward and his wife, Hattie (Moran), for over three decades. Mr. Woodward was the founder of John G. Woodward & Company, candy manufacturers and wholesalers. He purchased this distinctive house in 1905. John G. Woodward built his factory into the largest candy business west of the Mississippi. In 1928, he held the position of treasurer and general manager of the company, in charge of day-to-day operations. By that time, in addition to running this business, John G. Woodward was also president of the Council Bluffs Savings Bank. His son, Carleton Woodward, became President of John G. Woodward Company, Inc. in 1936, following his father's death.

Carlton H. Woodward, Sr. – 608 Oakland Avenue

This house was purchased in the 1910s by Carlton H. Woodward, Sr., and his wife, Hortense Forsythe Woodward. Carlton Woodward was the son of famed candy-maker John G. Woodward. Carlton Woodward, Sr., served as secretary at John G. Woodward & Company from 1907 until 1936. In 1936, after his father's death, he became president of the company. In 1939, he dissolved the company. Many of the original candy recipes were sold to Russell Stovers. C.H. Woodward also later owned the City Ice Company, which he operated until his death.

Maurice Wollman/Carlton H. Woodward, Jr. - 606 Oakland Avenue

This house's original owner was Maurice Wollman. Apparently Mr. Wollman was a well-known local character, who was dubbed "City's public enemy No. 1" in 1896 after he rigged together the first automobile in Council Bluffs and proceeded to frighten horses and anger the citizenry by speeding around town in his contraption (Council Bluffs Historic Preservation Alliance 2003). "He was a jeweler and owner of downtown real estate; however, he preferred people think of him as a mechanic and a sculptor" (ibid.). Among his artistic creations is the Firemen's Memorial Statue, which still stands on the lawn of the Oak Street Fire Station. Wollman died in 1952 and is buried in Fairview Cemetery.

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The house obtained a more conventional owner when it was purchased by a member of the prominent Woodward family. Carlton H. Woodward, Jr. and his wife, Gwen, who lived here for many years. The house is still owned today by their descendents. Mr. Woodward was the son of Carlton H. Woodward, Sr., and grandson of candy-maker John G. Woodward. Like them, Mr. C.H. Woodward, Jr. was also a successful businessman, who also operated the City Ice Company after the death of his father and was owner of the Georgie Porgie Popcorn Company, which he purchased in 1957. He also served as a city councilman and Mayor of Council Bluffs.

Table 2 is a full listing of the properties in the district and their individual known histories and historical associations.

Table 2. Historical summary of properties in district

<u>Address</u>	<u>Year Built</u> (A = estimate from Assessor's records) (O = information from other sources)	<u>Historical Information about Builder/Occupants</u> (Information based primarily on city directories supplemented with selected abstracts and other sources including Sanborn fire insurance maps, historic photographs, oral histories, and architectural styles)
201 N. 1 st St.	1865 (A) c.1865 (O)	William M. Green, physician and surgeon, moved to the address between 1903 & 1905. By 1918 Mrs. Jeanette Duemmer was living here; by 1922, Ray Kretchmer, a special agent with Aetna Life Insurance, was living here with his wife, Nellie; and in 1928, this was the residence of Louis Braunstein (occupation unknown) and Boyd Hedrick, an assistant foreman, and their wives.
207 N. 1 st St.	1893 (A) 1870s-80s (O)	Home of Merton B. and Addie (or Adelie) Grout for many years. The Grout family lived at the location beginning in 1894-95 through 1928. Merton Grout's occupation in 1895 was as a driver for Wallace & Hart. In 1898 Merton B. Grout owned the Bluff City Steam Laundry. The 1898 city directory lists the Grout family as Alonzo, Fred A., Harry, Lizzie, and Maud.
209 N. 1 st St.	1900 (A & O)	This was the home of Elmer S. Fisher, a clerk with the UPRR, beginning between 1900 and 1902. He still lived here in 1928, with his wife, Othelia ("Tillie").
218 N. 1 st St.	1900 (A) 1860s-70s (O)	No listing for this address in 1913. In 1918, residents were John F. Hughes, president of Standard Manufacturing Co., and his wife Clara. By 1922 Ormon and Ida Salisbury resided here. Ormon was a sales manager at Penn Consumers Oil Co. By 1928 the property again had new occupants: Arthur Everts (occupation not listed) and his wife, Dora.
220 N. 1 st St.	1910 (A) 1860s-70s (O)	The 1912 directory lists Jerome H. Giese, clerk, as living at this address. No listing for this address in 1913 or 1917. By 1919, Jacob Kreb, occupation unknown, lived here along with two other Kreb family members who boarded here. In 1922 and 1928, John and Ethel Ingraham were the residents. J.K. Ingraham was a salesman for A.F. Smith Co.
221 N. 1 st St.	1900 (A)	In 1909, this became the home of James G. Bradley, an electrical contractor and engineer who ran the business Bradley Electric Co. at 323 W. Broadway. He had also served as the Superintendent of the fire and police electric departments for the City of Council Bluffs and was a volunteer fireman for many years. He came to Council Bluffs in 1878 (Lewis Publishing 1891). By 1922, Jefferson and Emma Harris resided here (occupation is unknown) and by 1928, John Harris, a clerk, and Grace, his wife, lived here.
224 N. 1 st St.	1910 (A) c.1918 (O)	No listing for this address in the 1913 city directory. By 1918, Ernest G. and Myrtle Nichols were living here. He was part of McMillen & Nichols, dealers in agricultural implements. By 1922, John K. and Ethel Ingraham lived here. He was a salesman at A.F. Smith Company, which dealt in real estate, loans, and insurance. The family was still living here in 1928.

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Table 2. Historical summary of properties in district.

225 N. 1 st St.	1900 (A & O)	This house has an unusual chronology of residence. From 1906 until 1909 Harry E. and Ida MacLellan lived at the residence. Harry was listed as a manager at B.M. Sargent in the 1906 directory. Frank E. Marlowe is listed here in 1912 with his occupation simply being "agent." In 1913, it became the home of Arthur A. Luchow, a partner in the insurance firm L. Lee Evans & Co. at 535 W. Broadway. (Evans was his partner.) According to the 1922-28 directories, this was also Luchow's home as well as Mrs. Catherine Luchow's, Arthur's wife. She was a schoolteacher at Washington School. In 1918, however, Arthur Luchow was not living in this house, but is listed in that year's directory as a boarder in the home of Frederick and Hilda Luchow at 113 N. 10th. Edward A. Kent, the manager of Economy Drug Co. on S. Main St., and his wife, Goldie, are instead listed at this house in 1918.
227 N. 1 st St.	1895 (A) c.1889 (O)	Became the home of the Nicholson family sometime between 1869 and 1889. In 1889 Charles Nicholson was Assistant Chief of the Council Bluffs Fire Department, and by 1905 was the Chief of the Council Bluffs Fire Department. Charles had passed away by 1918, but his widow, Mary Nicholson, continued to live here until at least 1928. By 1928, C. Olaf Christensen, asst. manager at Dahl Battery Service, was also living here with his wife, Helen.
229 N. 1 st St.	1920 (A) built by 1911 (O) perhaps c.1900	Became the residence of Reid L. Latta, a clerk for RMS, in 1911. Five years later, this was the home of Mrs. Alice Watson, widow of the Rev. William J. Watson. By 1922, Jesse Smith, a salesman, and his wife, Fannie, were living here, and it was still their home in 1928.
230 N. 1 st St.	1920 (A) built c.1910 (O)	In 1911 became the residence of Charles McDaniel, an engineer for Growers' Canning Company at the time then later a janitor at Avenue E School. There is no listing for this house number in the 1918 or 1922 directories. By 1928, this was the home of John G. McCormick. No occupation or spouse is listed for him.
231 N. 1 st St.	1920 (A) built by 1918 (O)	Although there is no listing for this address in 1913, by 1918 it was the residence of Thomas J. Sloan, the jailor at the City Jail, and his family. By 1922, Mrs. Anna Hansen, a widow, lived at the address, but by 1928 there were again new occupants here: Richard Blake and C.J. Fairfield, both salesmen, and their wives.
234 N. 1 st St.	1920 (A) built c.1910 (O)	Became the residence of Clarence and Julia Hough in 1910. Clarence H. Hough worked for the fire department, first as Captain of Hose Co. No. 4, then as Assistant 2 nd Chief of the same company. By 1918, A. Ray Bishop, a carpenter (apparently single), was also living with them. By 1922, a different family had moved into the house: Constable Orlie A. Kinsell and his wife, Mabel. In 1928, the Kinsells still lived in the house, and Mr. Kinsell was by then a deputy Sheriff; his place of employment was still the court house.
236 N. 1 st St.	1920 (A) built c.1907 (O)	Arthur Pickering, a traveling agent, first lived here in 1907. At the time Pickering worked for the Nonpareil, but by 1909 had become a traveling salesman. By 1918, he had moved and Hazen G. Redfern, a foreman at Citizens Gas & Electric, resided here with his wife. By 1922, Charles and Gertrude Beaver were living here. This was still their home in 1928. Charles Beaver was employed as a clerk at the Harle Haas Co. throughout this period.
240 N. 1 st St.	1920 (A) built c.1910 (O)	The 1911 householder was George Searles, a traveling agent for the International Harvester Co. By 1918, the house was occupied instead by the family of John Ingraham, an inspector. By 1922, John and Ethel Ingraham had moved (to 220 N. 1 st St.), and this was the home of Arch. B. James, a traveling agent, and his wife, Lulu. They continued to live here in 1928.
301 N. 1 st St.	1920 (A) built by 1918 (O)	While Mrs. Minnie Schwenger was listed at this address as early as 1889, this particular house was not built until c.1918, while Mrs. Schwenger was still the owner/occupant. She was the widow of Christian Schwenger. By 1928, however, the house had a new occupant, Mrs. Eva Ferguson, a clerk at Petersen & Schoening Co.
316 N. 1 st St.	1920 (A) built by 1913 (O)	The family of Charles and Abbie Bailey lived here for many years, from 1911 through 1928. Charles A. Bailey was employed as a custodian at the Masonic Temple.

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Table 2. Historical summary of properties in district.

317 N. 1 st St.	1900 (A) built c.1900 (O)	This house was shown as a double house on the 1928 fire insurance map but the 1928 city directory lists six apartments at this address and in the earlier directories, the property is listed as a single family residence for people of apparently modest means. In 1913 and 1918, the occupants were Jeremiah Bourbeau, first a plater and then a foreman, and his wife; and in 1922, the residents were was N. Howard Baxter, an assistant cashier with the CB&Q Railway, and his wife Pearl. In 1928, the address is listed as "Apartments" and the residents listed included Baxter, the 1922 householder; Adolph Hay, a meat cutter, and his wife; Paul J. Montgomery, a dentist in the Bennett bldg., and his wife; N. Howard Baxter, now a "radiotrician," and his wife; Mrs. Emma Miller, widow of Clarence Miller; one apartment listed as Vacant; and Paul Beach, a clerk, and his wife.
318 N. 1 st St.	1920 (A) built c. 1909 (O)	This was the home of Charles and Mabel Blaine beginning in 1909. Charles D. Blaine was employed as a clerk. By 1922, he was working as a traffic manager, and by 1928 he was a department manager at an unknown business.
319 N. 1 st St.	1900 (A) Built c. 1904	In 1904 this became the home of the Heisler family. In 1913, David A. Heisler, a carpenter, was the householder, and several other Heislars boarded here: Howard, Grace, Neta, and Arthur A. Heisler. By 1918, Arthur was the householder. He was a machinist at the Machine Manufacturing and Engine Co., and lived here with his wife, Clementine. By 1922, the Heislars had all moved to other homes, and Lawrence Walsh, a laborer, resided here with his wife. By 1928, the house had changed hands again, and was the residence of Smith Hivley, another laborer, and Hivley's wife.
320 N. 1 st St.	1920 (A) built c.1922 (O)	No listing for this address in the 1913 and 1918 city directories. By 1922, this was the home of Harry N. Boyne and his wife, Maude. H. N. Boyne was a dentist whose practice was located in the Rogers building. The Boynes were still living here in 1928.
322 N. 1 st St.	1920 (A) built c.1928 (O)	No listing for this address in the 1913, 1918 or 1922 city directories. By 1928, this was the home of Daniel and Catharine Schmidt. Daniel was the credit manager at John Beno Co.
327 N. 1 st St.	1954 (A)	No information.
330 N. 1 st St.	1920 (A) built c.1928 (O)	This house was probably constructed around 1928, or during that year. The house on this lot was numbered 326 on the 1928 Sanborn. However, there are no listings for 326 (or 330) in any directories before and including 1928. There is a 324 listed in the 1928 directory as "vacant." That may have been this house or the house next door. There is no 324 on the 1928 Sanborn, but only 320, 322 and 326. (The next house number in this row is 348.) In 1922, there is no listing for 324 either, only 320. In 1913 and 1918, there are no listings in the 320s.
335 N. 1 st St.	1920 (A) built c.1890 (O)	Despite no listing for this address in the 1913 city directory, this house appears to be older in construction perhaps c.1890. In 1918, this was the home of Edwin and Rosa Meldrum. Edwin was a cabinet maker for 40 years in Council Bluffs and worked as a janitor for the Iowa Telephone Company. He had been born in Leeds, England, and died in 1925. He is buried in Fairview Cemetery. By 1922, Rosa was listed as the householder. Clarence Meldrum, a clerk, is listed as a renter; presumably their son. By 1928 the Meldrums no longer lived here. Rosa died in 1947 and is buried alongside her husband (Meldrum and McGinn 2004). The new residents were Roscoe G. and Lorene Price. Price was a clerk at R.E. Price, a hardware store located at 156 W. Broadway.
341 N. 1 st St.	1920 (A) built c.1928 (O)	The city directories from 1913 through 1922 contain no listing for this address. By 1928, William Hill, a meat cutter, lived in this house with his wife, Emma.
348 N. 1 st St.	1920 (A) built c.1900 (O)	Between 1900 and 1902 became the residence of Abram (Abraham) Covalt. At the time he was dealing in real estate, and by 1918 he was employed at the court house as County Storekeeper. Scott Covalt, a dentist, also lived at the location until 1909. Also living with Anna and Abram Covalt by 1918 were Alfred and Edna Whittaker. By 1922, these families had moved, and E.T. Bobbitt is listed at this address; however, he is not listed in the

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Table 2. Historical summary of properties in district.

		alphabetical directory of householders. By 1928, this was the home of Charles Snuffin, manager of the insurance department at H.C. Crowl Co., and his wife, Vera.
349 N. 1 st St.	1900 (A) built c.1906 (O)	In 1906, this was the home of W.H. Butler, a freight agent with the Chicago, Minneapolis & St. Paul Railway. In 1908 W. Fred Strong was a resident for only one year, but W.H. Butler continued to be listed in the city directories at the address. By 1918, Knute Thompson, a car repairman for the CGW Railway had taken occupancy of the house with his wife, Gertrude. However, by 1922, the house had changed residents again, and was then occupied by George White, a carpenter, and Sarah, his wife. The couple was still living here in 1928, as was another couple: Frank Mussell, a salesman, and his wife.
355 N. 1 st St.	1920 (A) built c.1903 (O)	Charles Gall, a harnessmaker for Otto Vogeler, and his wife, Barbara, lived in this house from sometime between 1903 and 1905 until at least 1928. His occupation in 1928 is still listed as that of harnessmaker; by then he was employing the trade at R.E. Price, a hardware business on W. Broadway. (Previously he had also worked at C.D. Walters.)
357 N. 1 st St.	1920 (A) built c.1900 (O)	In 1912, it became the home of Christian Jensen, a horseshoer and later a blacksmith. By 1918, it was the home of Antone Peterson, a car repairman; in 1922, of Antonia Zappavigna, a carpenter; and in 1928, of James Oliver, a mechanic.
358 N. 1 st St.	1910 (A) built c.1912 (O)	Beginning in 1912 this was the home of James P. and Fannie Christensen (also spelled "Christiansen.") In 1912 James was a salesman. In 1913, J.P. Christiansen was a foreman at the Atlantic Auto Co. By 1918, he was the manager at the Ford Repair Shop, where he still worked in 1922. By 1928, Edward Peterson, no occupation listed, lived here.
204 N. 2 nd St	1880 (A) built c.1910 (O)	This house saw a regular turnover of occupancy. John C. Martin, the secretary and treasurer of Martin & Martin, and later a salesman, first lived here in 1911. By 1918, the residents here were Arthur Wright, a conductor, and Mary, his wife. Raymond and Minnie Armstrong resided here in 1922, with Raymond employed as a printer at the time. By 1928 Harry C. Baxter, a salesman, was living here with Louise, his wife. Previous inventory noted that this was a vacant lot in 1891 according to the fire insurance map of that year.
208 N. 2 nd St.	1880 (A) built c.1922 (O)	No listing for this address in the 1913 or 1918 directories. In 1922-28, this was the home of J.W. Shawler and his wife, Vivian. Shawler had a restaurant at 543 W. Broadway.
220 N. 2 nd St.	1900 (A) built c.1870 (O)	This was the residence of Clinton A. Mills from sometime between 1900 and 1902 through 1906 (Mills is also listed at two other locations in the area). This house was occupied by the family of Moses L. and Jennie Marks from at least 1913 through 1922. Moses Marks' occupation is listed as a stock dealer in 1913, a buyer in 1918, and a salesman in 1922. In 1928 the house was listed as "vacant."
222 N. 2 nd St.	1950 (A) Built c.1948-50	No information. Lustron house.
226 N. 2 nd St.	1900 (A) built 1880-90s (O)	Became the residence of Samuel Keller, from Morgan, Keller & Co. undertakers and furniture and later (by 1905) a clerk at the large Keller-Farnsworth Furniture Co., between 1869 and 1889. In 1918, Samuel was still living here with his wife, Libbie (or Elizabeth), but with no occupation listed in this or subsequent years. The family still resided here at least through 1927. (The 1928 directory mistakenly reprints the resident of 236 for this address as well.) Previous inventory noted that Rev. P.F. Breese of the M.E. Church lived on N. 2nd NW of Grant in 1883 and this was possibly his house originally.
236 N. 2 nd St.	1903 (A)	Cleland M. Scott, a clerk with the CB&Q RR, and his wife Cora, resided here from 1909 through at least 1922. In 1928, Mrs. Cora Scott, widow of Cleland M. Scott, is listed here.
239 N. 2 nd St.	1980 (A)	No information. Five-unit apartment.
242 N. 2 nd St.	1900 (A) built c. 1910 (O)	In 1913, this was the home of physician Sydney H. Smith. He and his wife, Ethel, lived in the house until at least 1922. By 1928, Arthur Hannes, a brakeman, lived here with his wife, Anna, and their family, which included Arthur W. Hannes, a student.